





Property Description

This well-proportioned home welcomes you via an entrance leading into the first reception room, complete with patio doors opening onto the rear garden—ideal for modern indoor-outdoor living. The adjoining kitchen is thoughtfully arranged with sleek gloss units, an integrated dishwasher and electric oven, plus space for additional appliances. A contemporary ground floor shower room completes this level.

Upstairs, the first floor features a bright and spacious rear-aspect lounge with dual windows, alongside a well-sized third bedroom and a family bathroom fitted with a bath and overhead shower. The second floor offers three further bedrooms, including a light-filled principal bedroom with dual front-facing windows and built-in storage.

Externally, the property boasts a private, enclosed rear garden laid to patio and lawn, along with driveway parking to the front.

AGENTS NOTE: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Reception Room

24' 8" x 8' 1" (7.52m x 2.46m)

Stairs to first floor
Door to front
French doors to rear garden
Wood flooring underfoot

Kitchen

21' 5" x 5' 7" (6.53m x 1.70m)
Window to rear
Wood floor underfoot
Wall and base units
Sink/drain
Space for freestanding fridge/freezer and washing machine
Integrated dishwasher
Electric oven and gas hob
Splashback tiling

Bathroom

Part tiling
Sink
Shower cubicle
WC
Window to front

Lounge (first Floor)

14' 4" x 7' 9" (4.37m x 2.36m)
Two windows to rear
Wood floor underfoot

Bedroom Three (first Floor)

9' 4" x 7' 9" (2.84m x 2.36m)

Window to front
Carpet underfoot
Radiator

Driveway

Bathroom (first Floor)

Window to front
Bath with shower overhead
WC
Wash hand basin

Bedroom One (second Floor)

14' 4" x 13' (4.37m x 3.96m)
Two windows to front
Built in cupboard
Carpet underfoot
Radiator

Bedroom Two (second Floor)

13' 6" x 8' (4.11m x 2.44m)
Window to rear
Carpet underfoot
Radiator

Bedroom Four (second Floor)

10' 7" x 6' 4" (3.23m x 1.93m)
Window to rear
Carpet underfoot
Radiator

Rear Garden

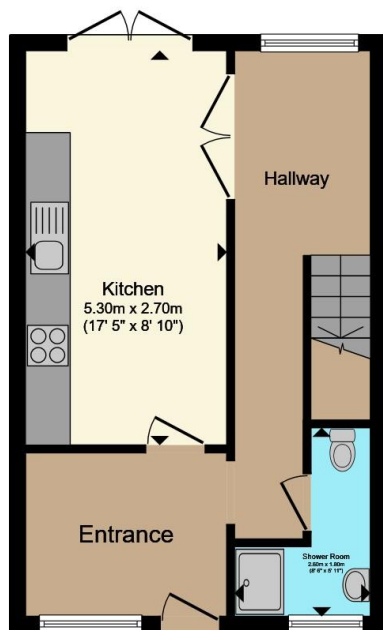
Enclosed rear garden
Part patio

Parking

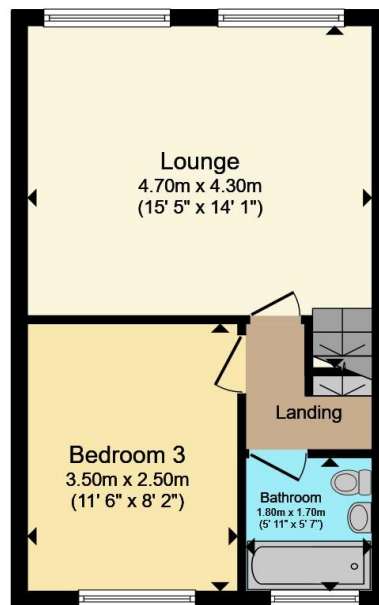




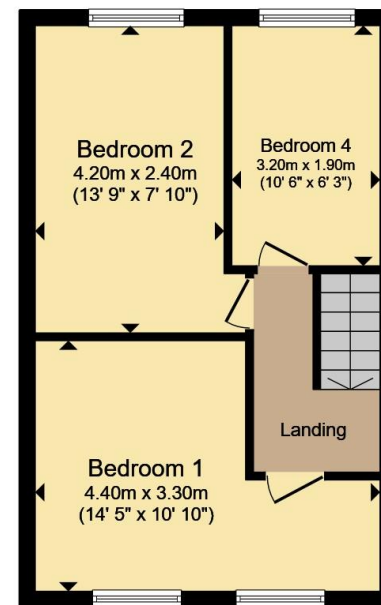




Ground Floor



First Floor



Second Floor

Total floor area 105.4 m² (1,135 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: C Council Tax
Band: D

Tenure: Freehold

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Property Ref: ALS312448 - 0007