



**Victoria Bolt**  
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## 22 Mallow Place, Guide Price £325,000

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- Beautifully presented detached family home
- Three well-proportioned bedrooms
- Modern kitchen/diner
- Handy downstairs WC
- Backs directly onto open farmland
- Built by Taylor Wimpey in 2023
- Main bedroom with ensuite shower room
- Comfortable separate lounge
- Recently landscaped private garden
- Summerhouse, large shed and driveway parking for two cars

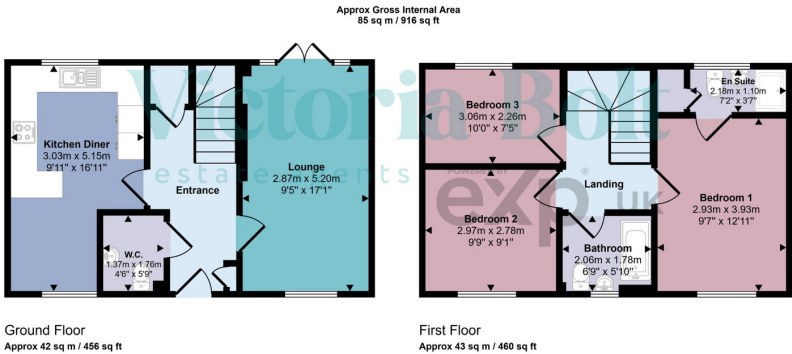


Built by Taylor Wimpey in 2023, this beautifully presented three-bedroom detached home offers modern, practical accommodation and would make a fantastic family home.

The ground floor includes a comfortable lounge, a modern kitchen/diner with excellent storage and plenty of room for family meals and entertaining, along with a handy downstairs WC.

Upstairs are three well-proportioned bedrooms, with the main bedroom benefiting from an ensuite shower room, alongside a modern family bathroom.

Outside, the private rear garden has recently been landscaped and backs directly onto open farmland, providing a lovely outlook and wonderful sense of privacy. There is also a large shed, a summerhouse and gated access directly onto the driveway, which provides parking for two cars.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

