



Ground Floor

Entrance Hall

WC

Kitchen  
4.02m (13'2") x 2.94m (9'8")

Lounge/Dining Room  
7.86m (25'9") x 3.32m (10'11")

Conservatory  
3.32m (10'11") x 3.23m (10'7")

First Floor

Landing

Bedroom 1  
4.05m (13'3") x 3.32m (10'11") max

Bedroom 2  
3.76m (12'4") x 3.32m (10'11")

Bedroom 3  
3.02m (9'11") x 2.11m (6'11")

Bedroom 4  
3.02m (9'11") x 1.98m (6'6")

Bathroom

Outside

To the front, the garden is laid mainly to lawn, with a mature flower bed and

border, a block-paved driveway, and additional parking. Gated access to the side and an EV charger.

To the rear, an enclosed garden, laid mainly to lawn, with mature trees, shrubs, and flower beds. Raised decked seating area, and a garden shed.

Further Information  
Council Tax Band: D  
EPC Rating: D  
Annual Household Income Required: Minimum of £45,000  
Deposit: £1,700

Agent Notes:  
Pictures were taken before the last tenant moved into the property and are due to be updated shortly.

Disclaimer  
All property details, photographs, floor plans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith, but should be independently verified

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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## PROPERTY SUMMARY

A well-presented, detached home in a cul de sac and village location. This superb home features a generous lounge/dining room, a modern kitchen, a conservatory, and a cloakroom. There are also four bedrooms, and a modern bathroom. Outside there are front, and rear gardens, and a off-road parking for up to two vehicles. Available end of April. Deposit £1,700

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