



Our View “A property that must be seen to be appreciated”

This spacious detached family home provides flexible accommodation throughout, with a selection of living areas and spacious family rooms, along with five bedrooms (three en suite) and the potential for a self-contained annex. The property also benefits from enclosed, low-maintenance gardens, ample off-road parking, and is located in a quiet cul-de-sac in Aller Park.

The accommodation begins with the entrance hallway, which features wooden flooring that continues throughout much of the ground floor. From the entrance hallway, access is found to the lounge, which features double-glazed sliding doors onto the rear garden, along with internal double-glazed doors into the family room (11'2 x 10'5), which also benefits from wooden flooring and a double-glazed window overlooking the garden. From the entrance hallway, you continue through to a further sitting area with a storage cupboard and internal sliding doors leading to a spacious family/games room with wooden flooring and inset spotlights. This room provides a range of uses for any growing family, with double-glazed doors leading to the main garden. Measuring nearly 10m long

and 9m wide, this is a room that must be seen to be appreciated. From the entrance hallway, there is a downstairs WC featuring a low-level flush WC, a pedestal wash hand basin with storage beneath, and an obscure double-glazed window to the front. There is also a downstairs study, again a versatile room, with wood-effect flooring and double-glazed windows to the rear. Opposite this room is a utility space, which features a mixer tap sink, storage units, space and plumbing for a washing machine or tumble dryer, and a combination boiler, along with a double-glazed window to the front. Double doors from the entrance hallway lead to the well-presented kitchen/dining room. This provides a useful living space with a matching range of wall and base level units, granite work surfaces, a stainless steel mixer tap sink, space for a fridge freezer, a built-in oven and gas hob with extractor above, and hidden lighting. There are double-glazed windows to the front, side, and rear, providing much natural light, along with sliding doors leading to the rear courtyard. Stairs from here lower to the lower ground floor, where you have access to a very useful part of the property that could be utilised as a self-contained annex. A double-glazed door leads to the side of the property into a hallway, where there is a double bedroom/living room with double-glazed windows to the front and side, inset spotlights, and built-in wardrobes. There is also an en suite shower room featuring a low-level flush WC, a wash hand basin within a vanity unit, and a tiled shower area. From the entrance hallway, stairs rise to the first floor, where from the spacious landing you have access to five bedrooms, all of which feature double-glazed windows to the front or rear. Three of the bedrooms benefit from built-in wardrobes along with en suite shower rooms or bathrooms. The master bedroom features a walk-in wardrobe area and is an exceptional size. The en suite to the master bedroom is presented to a high standard, with a low-level flush WC, his and hers wash hand basins, a freestanding clawfoot bath with centre taps, and a walk-in shower, along with fully tiled floors and walls. The master bedroom also has access to a balcony overlooking the garden. From the landing, you also have a family bathroom suite comprising a low-level flush WC, a pedestal wash hand basin with storage beneath, and a Jacuzzi bath with shower attachment, along with tiled walls and wood-effect flooring. Externally, the property features enclosed, family-friendly surrounding gardens. To the side of the property, there is a sweeping block-paved driveway, which is accessed from two points.

From here, steps lead to a gated side access. The main section of the garden is found to the other side of the property, with access from the family/games room or from the master bedroom balcony. This area is designed for low maintenance, with patio and stone chippings, along with a raised decking area. A pathway leads to a further seating area, creating a garden suitable for outdoor dining and entertaining. The pathway continues to the rear of the property, joining onto a further enclosed patio area which leads out from the kitchen. You also pass a brick-built storage shed.

- Substantial detached family home
- Four reception rooms
- Five bedrooms (three ensuite)
- Family / games room
- Separate one bedroom studio annexe
- Enclosed gardens
- Large driveway with ample off road parking
- Culdesac location



