





This detached family home is positioned within a cul-de-sac location in the older part of the village and is offered to the market with no upward chain. The property benefits from gas central heating, off-street parking via a gated driveway and a private rear garden. Internally, the accommodation includes two reception rooms, a breakfast kitchen, four first floor bedrooms including a master bedroom with en-suite facilities, together with a family bathroom. A loft conversion provides two additional versatile rooms which could be utilised for a variety of purposes including a home office, hobby room or further occasional bedrooms subject to permissions.



Accommodation

The accommodation begins with an entrance hallway having built-in storage and doors leading through to the principal reception rooms and kitchen. The lounge features a bay window together with a stone fireplace, whilst the separate dining room has sliding doors opening out onto the rear garden. The breakfast kitchen is fitted with a range of wall and base units incorporating preparation work surfaces, an integrated electric oven, breakfast bar and a side access door leading to the driveway.

To the first floor are four bedrooms comprising two double bedrooms and a further two single bedroom. The master bedroom benefits from fitted wardrobes together with en-suite facilities incorporating a bath. The family bathroom services the remaining bedrooms. A staircase rises to the converted loft space where there are two further rooms offering flexible accommodation.

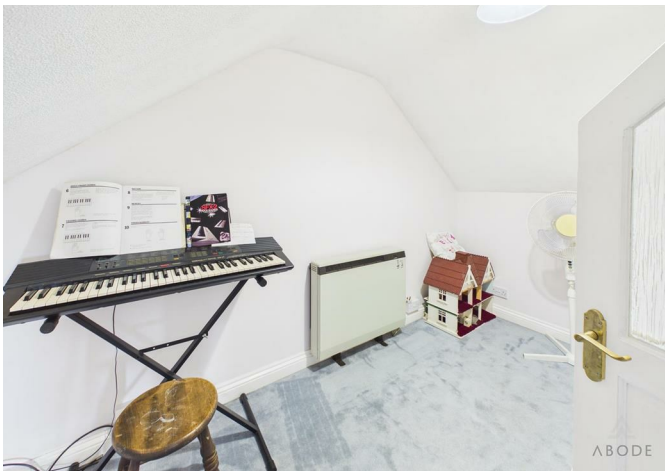
Externally, the front elevation has a landscaped garden together with a tarmac driveway providing ample off-street parking. Timber gates give access through to the rear garden which has been landscaped with a lawn and block paved patio seating area, all enclosed to provide a good degree of privacy.

The property is situated within a sought-after village location offering access to a range of local amenities, schooling and transport links, together with nearby green spaces and walking routes.













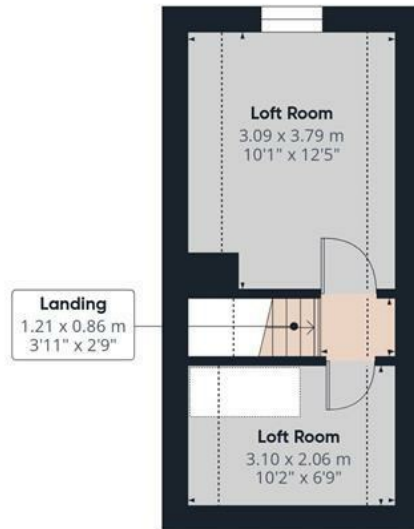




Floor 0



Floor 1



Floor 2



Approximate total area^m

110.4 m²

1189 ft²

Reduced headroom

5.6 m²

60 ft²

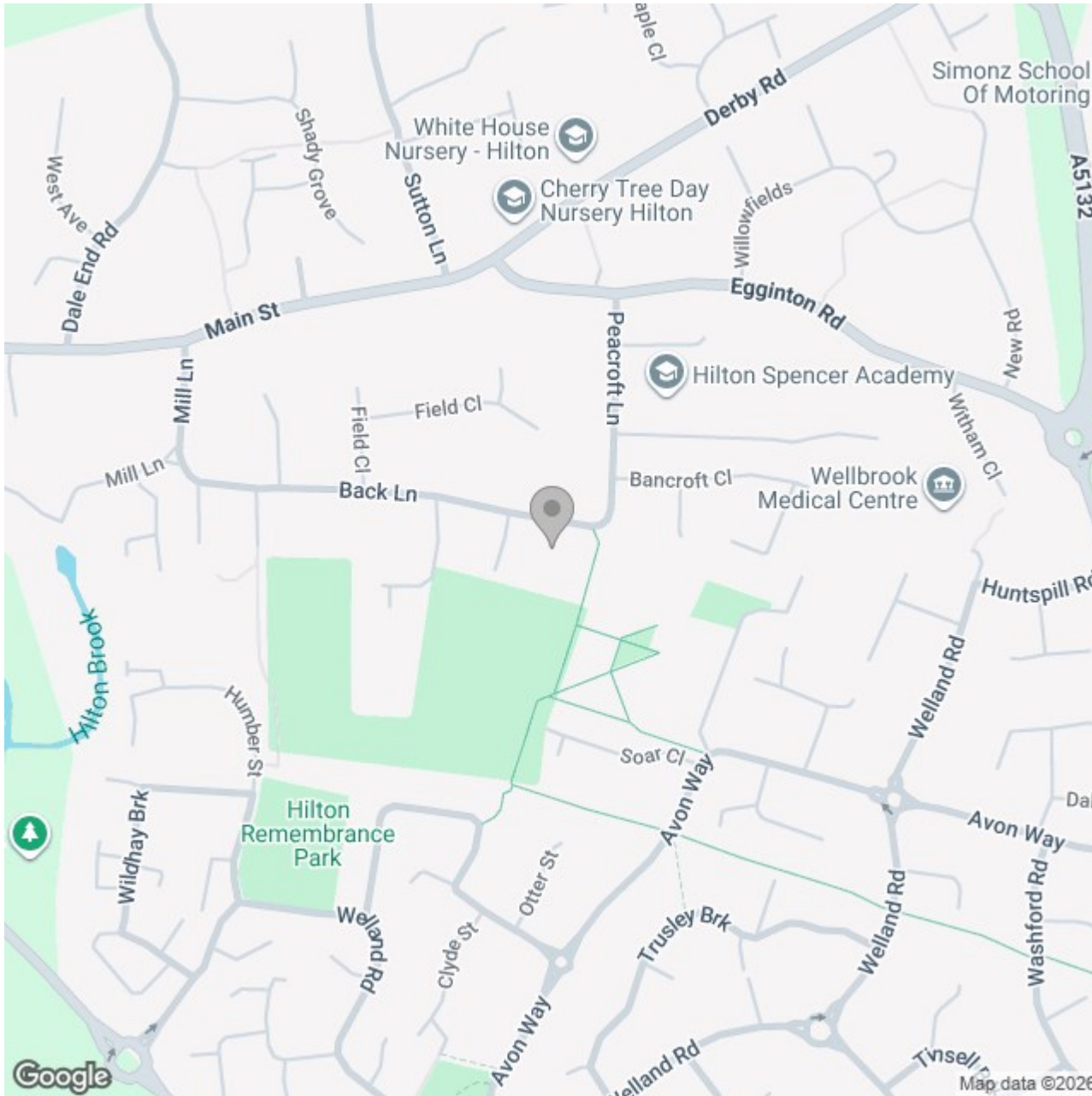
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	