





Property Description

A beautifully presented three-bedroom detached family home situated within the highly desirable Berryfields development, offering spacious and thoughtfully designed accommodation perfectly suited to modern living.

The ground floor welcomes you with a bright entrance hall, complete with a useful storage cupboard and a convenient cloakroom/WC. The impressive kitchen-dining room is flooded with natural light from twin front-facing windows and is fitted with a range of integrated appliances. French doors provide direct access to the rear garden, creating an ideal space for both everyday family life and entertaining. The generous living room is equally inviting, featuring a charming bay window and additional French doors opening onto the garden, enhancing the sense of space and connectivity throughout the home.

Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with the benefit of a modern en-suite shower room. The remaining bedrooms are served by a spacious family bathroom, while the landing provides access to the loft for additional storage.

Outside, the enclosed rear garden offers a combination of lawn and patio areas, making it a perfect setting for outdoor relaxation and dining. Side gate access adds practicality, while a double brick-built carport provides excellent covered parking and additional storage space.

Entrance Hall

Tiling underfoot
Door to front
Cupboard
Fuse box

Cloakroom

WC
Wash hand basin
Radiator
Tiling underfoot

Lounge

16' 10" max x 13' 7" max (5.13m max x 4.14m max)
French doors to side
Window to side and rear
Carpet underfoot
Storage understairs

Kitchen

17' 1" max x 11' 11" max (5.21m max x 3.63m max)

Two windows to front

Window to rear

French doors to rear

Tiling underfoot

Wall and base units

Integrated fridge freezer and dishwasher

Free standing washing machine

Boiler

Radiator

Gas hob and electric oven

Sink/drainер

Landing

Loft access - part boarded

Window to side

Airing cupboard

Bedroom One

11' 11" max x 11' 6" max (3.63m max x 3.51m max)

Window to front

Two windows to rear

Carpet underfoot

Radiator

Access to ensuite

En-Suite

Window to front

Vinyl underfoot

WC

Wash hand basin

Walk in shower

Bedroom Two

11' 11" max x 9' 2" max (3.63m max x 2.79m max)

Window to side

Carpet underfoot

Radiator

Bedroom Three

7' 11" x 7' 9" (2.41m x 2.36m)

Window to side

Carpet underfoot

Radiator

Bathroom

Window to front

WC

Wash hand basin

Shower cubicle

Bath tub

Lino underfoot

Part tiling

Rear Garden

Side gate

Patio

Laid lawn

Enclosed fencing

Parking

17' 8" x 16' (5.38m x 4.88m)

Double brick built car port





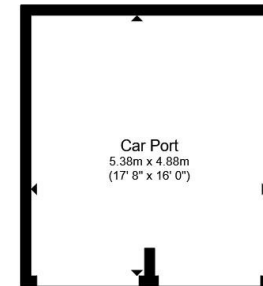




Ground Floor



First Floor



Outbuilding

Total floor area 104.1 m² (1,121 sq.ft.) approx

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