





Introducing a beautifully presented four-bedroom detached home, ideally located in a popular area with convenient access to local amenities and transportation links. This property offers a comfortable and functional living space. The two reception rooms provide ample space for relaxation and entertaining. The four well-proportioned bedrooms, including a master bedroom with a modern en-suite shower, offer a peaceful retreat. The good-sized kitchen breakfast area is perfect for everyday living. With the added benefits of an integral garage and ample parking, this property offers practicality and convenience. Viewing is highly recommended, strictly by appointment only.



### Entrance hall

With central heating radiator, stairs rising to the first floor and doors leading off to:

### Living room

With central heating radiator, double glazed window to the front elevation and an electric fire.

### Dining Room

With central heating radiator, double glazed upvc sliding doors leading out onto the garden and doors leading off to:

### Kitchen Breakfast

With a selection of matching wall and base units, having a roll edge preparation work surface, four ring gas hob, two electric ovens, integrated dishwasher, fridge freezer and drinks cooler, large sink with mixer tap and drainer, double glazed window to the rear elevation, under stairs storage cupboard and a door leading to the hallways and dining room.

### WC/cloaks

With a low level wc, wash hand basin with mixer tap and vanity unit below, central heating radiator and a double glazed window to the side elevation.

### First Floor Landing

With airing cupboard and doors leading off to:

### Master Bedroom

With central heating radiator, fitted sliding mirror wardrobe, double glazed window to the front elevation and a door leading to the en-suite shower



room.

### En-suite shower room

With a three piece suite having a low level wc, wash hand basin with mixer tap and vanity unit below, wall mounted mirror cabinet, shower cubicle with gravity shower over and glass door, heated ladder towel rail and double glazed window to the front elevation.

### Bedroom Two

With central heating radiator and a double glazed window







to the front elevation.

#### Bedroom Three

With central heating radiator and double glazed window to the rear elevation.

#### Bedroom Four

With central heating radiator, double glazed window to the rear elevation and a built in wardrobe.

#### Family Bathroom

With a three piece suite comprising: low level wc, wash hand basin and the mixer tap, bath with shower and mixer tap and a double glazed window to the rear elevation.

#### Outside

The outside of the property to the front elevation offers a driveway providing ample parking facility, which leads to the front entrance door and integral garage. The rear elevation offers a mainly laid to lawn garden with patio area ideal for seating, all of which is enclosed via part bricked wall and part timber fencing.



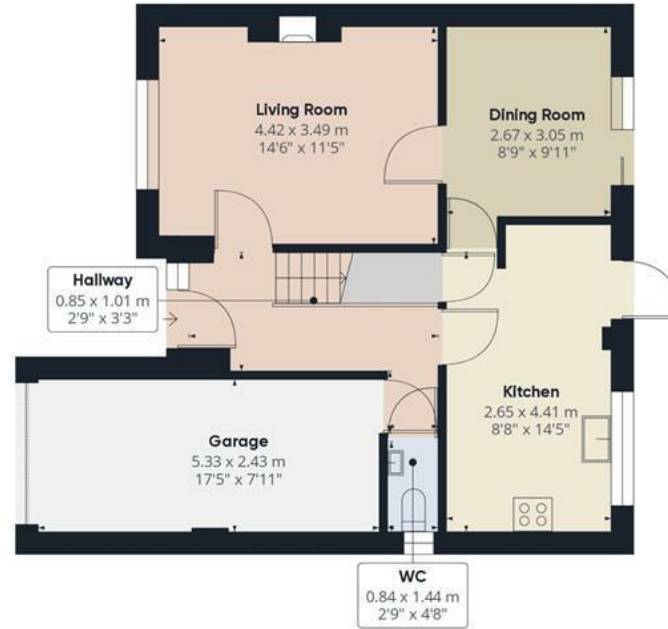












Floor 0

Approximate total area<sup>(1)</sup>  
109.96 m<sup>2</sup>  
1183.61 ft<sup>2</sup>

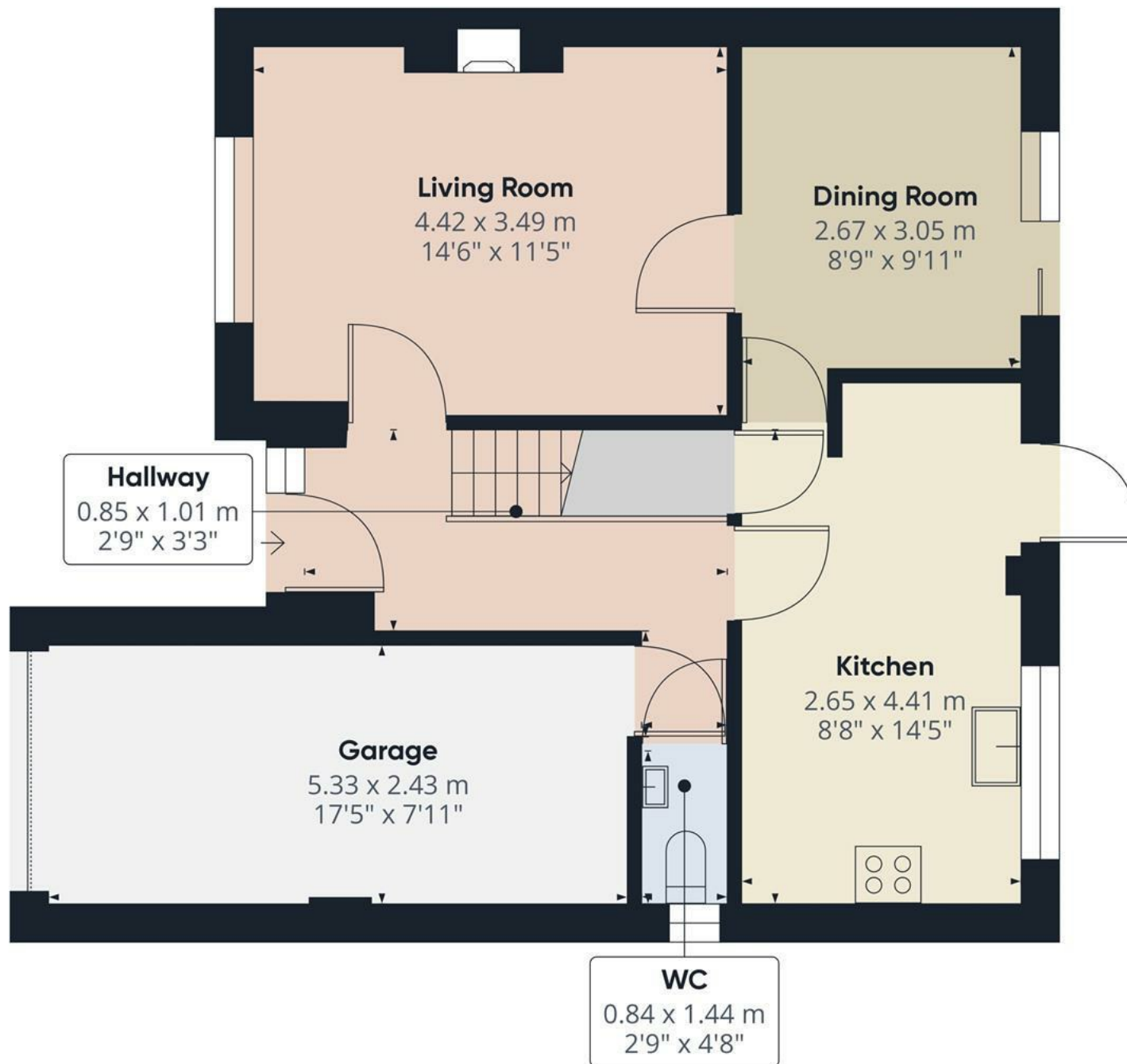


Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area<sup>(1)</sup>

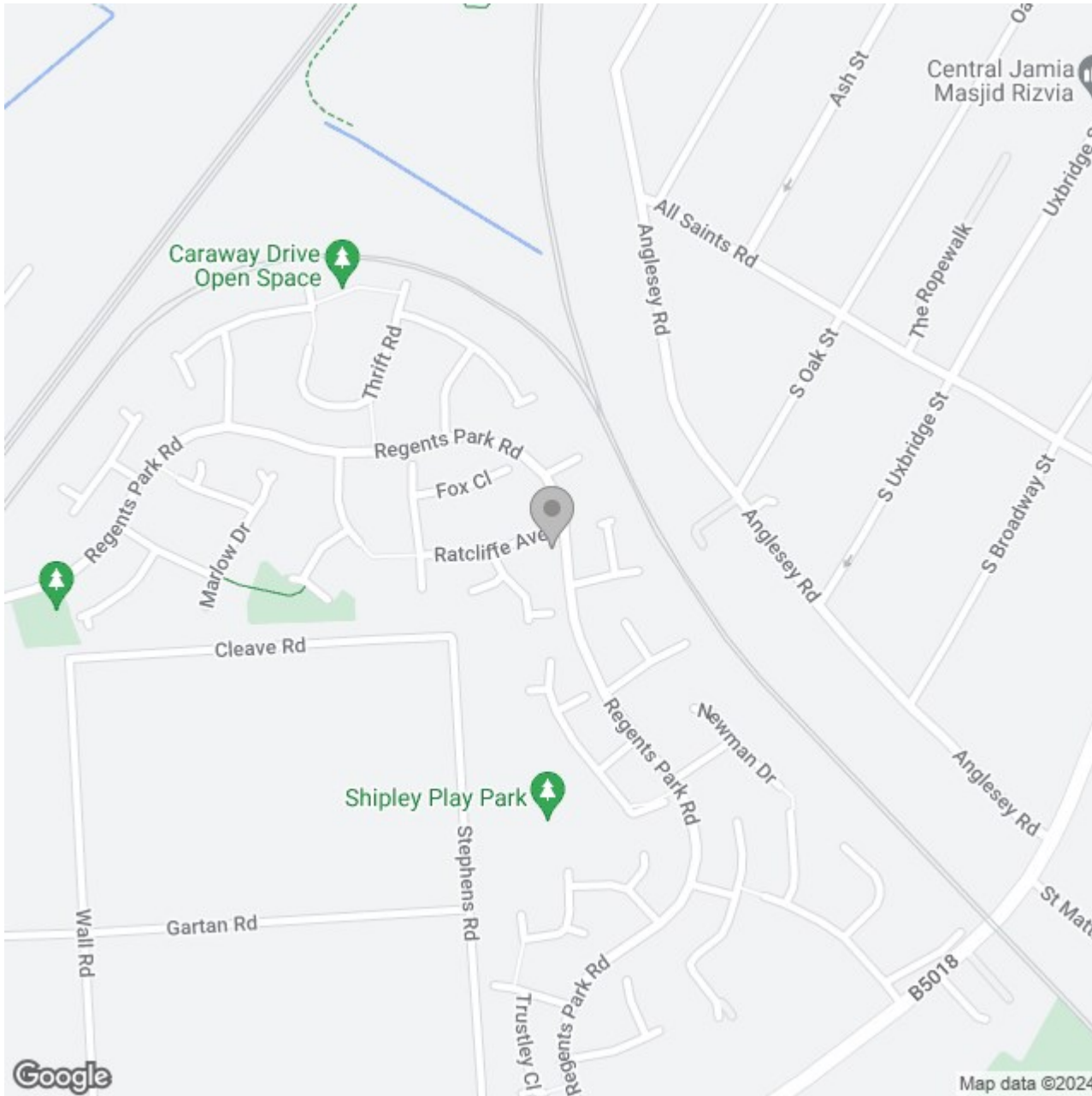
59.19 m<sup>2</sup>  
637.07 ft<sup>2</sup>

(1) Excluding balconies and terraces.

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Floor 0



## Energy Efficiency Rating

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