





Introducing this exceptional four-bedroom detached home that has been beautifully extended and thoughtfully renovated, resulting in a superb presentation. Nestled within a sought-after location, this property enjoys easy access to a variety of local amenities and excellent transport links. The highlight of this home is the spacious kitchen dining living extension, perfect for modern living and entertaining. Three additional reception rooms provide ample space for relaxation and hosting guests. The property also boasts a double integral garage, ensuring convenient parking. The four well-proportioned bedrooms offer comfortable living, with the master bedroom benefitting from an en-suite shower room. Solar panels contribute to the home's energy efficiency. Completing the picture is a tastefully appointed three-piece bathroom suite, adding a touch of luxury. Viewings for this remarkable property are highly recommended, strictly by appointment only.



## ACCOMMODATION

Open storm porch with a UPVC double glazed front entrance door leading to:

## RECEPTION HALLWAY

With solid oak flooring, staircase rising off to the first floor accommodation, useful walk in under stairs storage cupboard with doors leading off to:

## STUDY

With UPVC double glazed window to the front aspect, single radiator and oak flooring.

## DINING ROOM

With oak flooring, UPVC double glazed window and radiator.

## LOUNGE

With UPVC double glazed French patio doors opening out onto the rear garden, double glazed window to the side elevation and two double radiator.

## OPEN PLAN LIVING SPACE

This being the hub of the home the light and airy room has bi fold doors to rear and side, UPVC double glazed windows to rear elevation, tiled floor covering with under floor heating, built in surround sound system, lantern roof light and spot lights to ceiling.

## KITCHEN

A fully fitted bespoke Neptune kitchen has a range of floor to ceiling and base units with granite work surface over, one and a half ceramic sink with Quooker hot tap, integrated full height fridge and separate freezer, NEFF oven and microwave/oven and plate warmer, central island housing the wine fridge, NEFF induction hob and extractor.



**ABODE**  
SALES & LETTINGS

## UTILITY ROOM

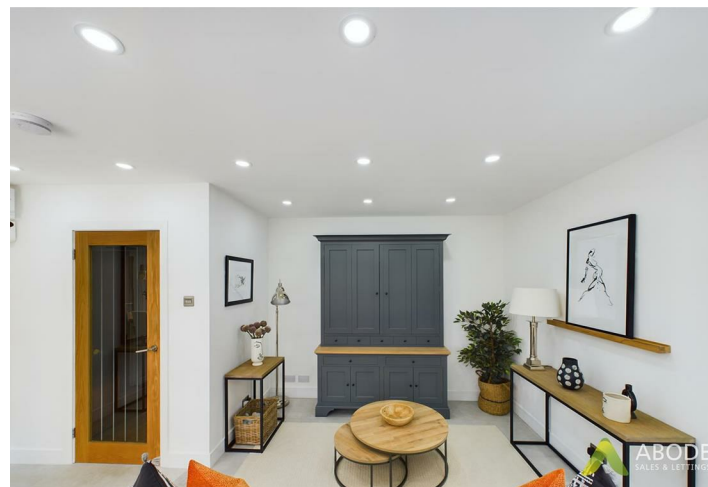
Continuation from the kitchen the utility has a matching range of units with granite work surface over, ceramic sink with mixer tap and separate spray hose, integrated washing machine and tumble dryer, tiled floor covering, UPVC double glazed window to side elevation and door to rear. Door to garage.

## FIRST FLOOR LANDING

With airing cupboard, access to loft space and doors leading off to:



**ABODE**  
SALES & LETTINGS





## MASTER BEDROOM

With UPVC double glazed window to front elevation, radiator, and selection of built in wardrobes and door to:

## ENSUITE SHOWER ROOM

Fitted with a white suite including a low level WC, hand wash basin with storage cupboards below, walk in double shower enclosure, complimentary tiling to walls, heated chrome towel rail, UPVC double glazed window, under floor heating and inset spotlights.

## BEDROOM TWO

With a UPVC double glazed windowfront elevation, built in wardrobe with sliding doors and radiator.

## BEDROOM THREE

With UPVC double glazed windows to rear elevation, radiator and selection of built in wardrobes.

## BEDROOM FOUR

UPVC double glazed window to front elevation and radiator.

## BATHROOM

Fitted with a contemporary white suite comprising of low level WC, hand wash basin with cupboards below, P shaped shower bath with glass shower screen, complimentary tiling to walls, heated towel radiator, UPVC double glazed window, fitted wall mirror, under floor heating and extractor fan.

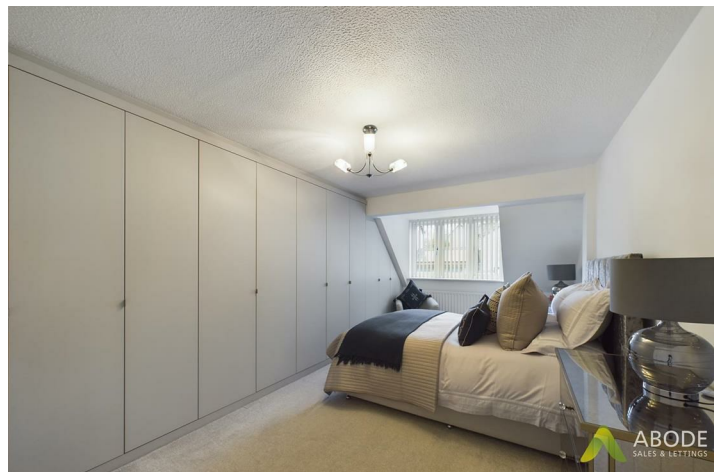
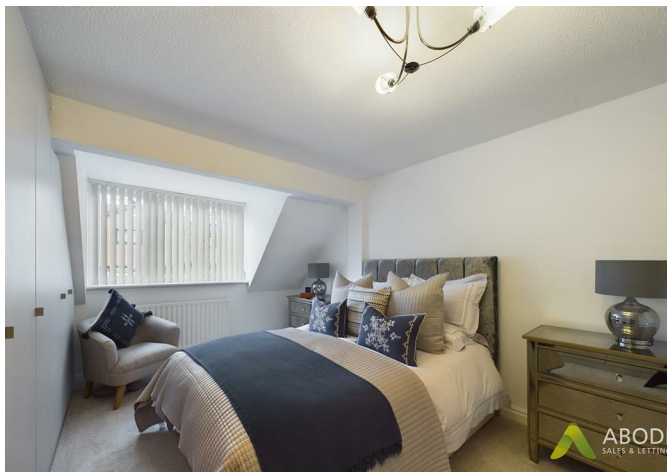
## OUTSIDE

The property is situated on a popular residential location with double width driveway, leading to a double garage and established front garden. Gated side access to a mature landscaped extensive rear garden with a paved patio, raised sleeper to lawn and mature beds and borders and a variety of mature shrubs.

## DOUBLE GARAGE

With electric roller doors to front.





ABODE  
SALES & LETTINGS

ABODE  
SALES & LETTINGS

ABODE  
SALES & LETTINGS

ABODE  
SALES & LETTINGS









Floor 0



Floor 1

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

196.34 m<sup>2</sup>

2113.4 ft<sup>2</sup>

Reduced headroom

1.88 m<sup>2</sup>

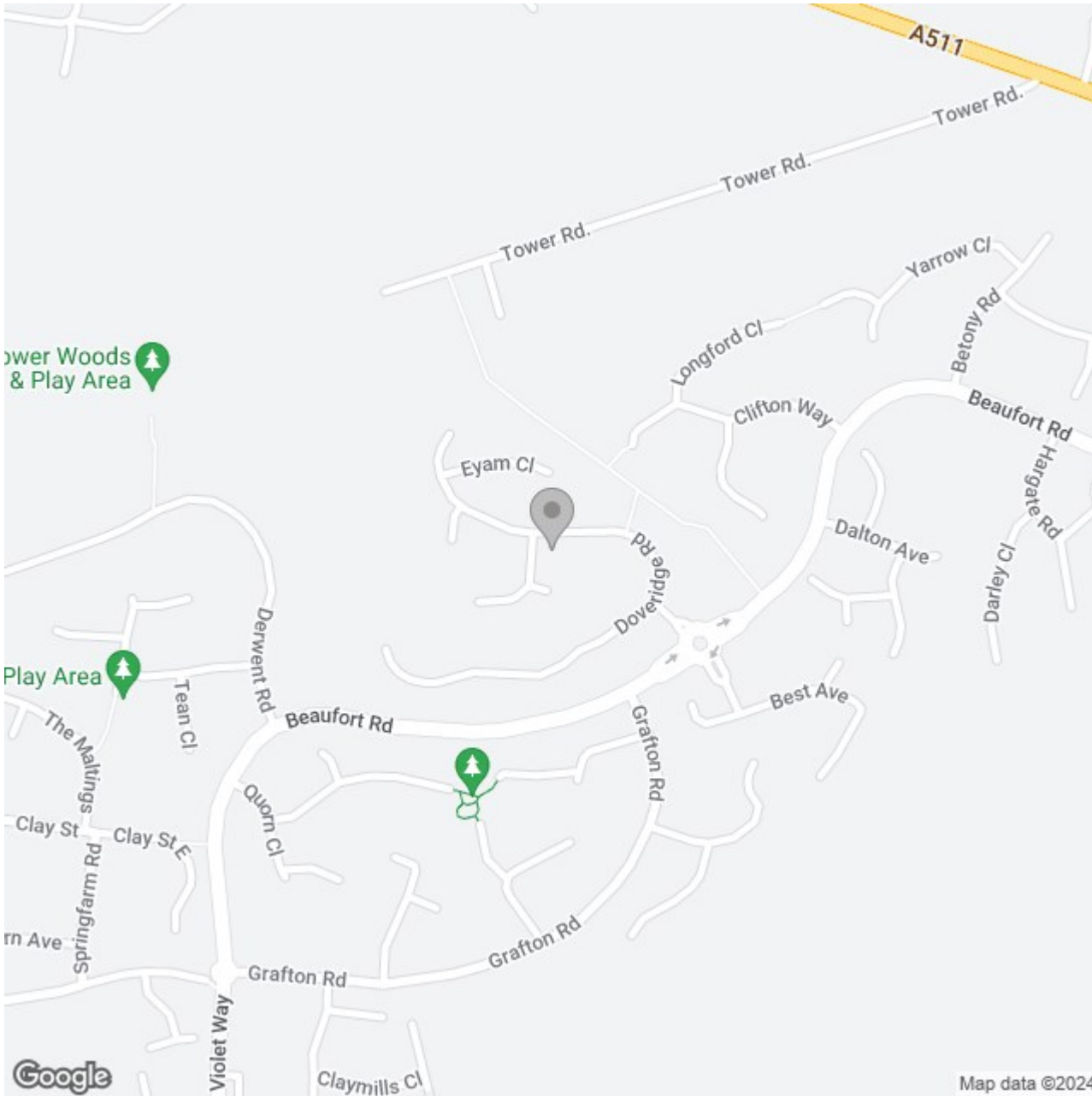
20.2 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</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	