







This executive extended and much improved four-bedroom detached house is a true gem waiting to be discovered. Boasting three reception rooms, including a lounge, snug, and study, this property offers ample space for relaxation and productivity.

The property features an open plan kitchen dining space with bifold doors leading to the rear garden, creating a seamless indoor-outdoor living experience. In addition the ground floor also has conservatory, utility and cloakroom.

To the first floor there are four double bedrooms with an ensuite to the master bedroom and an additional family bathroom.

Outside the home has driveway and a double garage, providing ample space for vehicles and storage and an enclosed well maintained rear garden with views of the valley.

Don't miss the opportunity to make this stunning detached house your new home.





## The Accommodation

### Entrance Hall

With UPVC composite door front elevation, radiator, stairs leading off to first floor accommodation, under stairs storage cupboard and doors lead off:

### Study/Bedroom

With UPVC double glazed window to front elevation, radiator and loft access.

### Snug

With UPVC double glazed box bay to front elevation and radiator.

### Lounge

With UPVC double glazed sliding doors to rear elevation and windows to side, two radiators, the focal point of the room being the fireplace with pebble fire and surround and feature panelling to wall.

### Conservatory

Of UPVC double glazed and brick construction with French doors to side elevation, tiled flooring, power and lighting.

### WC

With UPVC double glazed window to rear elevation, Low-level WC, wall mounted wash hand basin and radiator.

### Utility

With UPVC double glazed door to rear elevation, plumbing and appliance space for washing machine and tumble dryer, concealed mounted central heating boiler, sink with mixer tap over built into granite work surface



### Kitchen Diner

With double glazed windows to rear, bi-fold and arch window to side, tiled flooring, underfloor heating, radiator, access to garage, two velux to rear. The fitted kitchen has a range of eye and base level units and drawers with sink and drainer with mixer tap over built-in into granite work surface, integrated AEG coffee maker, space for American fridge freezer, integrated AEG microwave, integrated dishwasher, space for five ring range master oven and extractor hood over.











#### Garage

Doors to front, power and lighting and personal door to kitchen.

#### First Floor

With loft access, airing cupboard housing the hot water cylinder and doors to:

#### Front Bedroom

With UPVC double glazed window to front elevation and radiator.

#### Rear Bedroom

With UPVC double glazed window to rear elevation, built-in storage cupboard, fitted wardrobe and radiator.

#### Front Bedroom

With two UPVC double glazed windows to front elevation, double radiator and built-in storage cupboard.

#### Family Bathroom

With UPVC double glazed window to rear elevation fully tiled fitted with a three-piece white suite comprising of with low-level WC, pedestal wash hand basin, panelled bath with shower over, radiator and shave point.

#### Master Bedroom

With two UPVC double glazed windows to front elevation, two radiators and a built-in wardrobes and spots lights to ceiling.

#### En-suite Shower Room

With UPVC double glazed window to rear elevation, double shower with a glass panel screen, vanity wash hand basin and WC, shaver point, spot lights to ceiling and light up mirror.

#### Outside

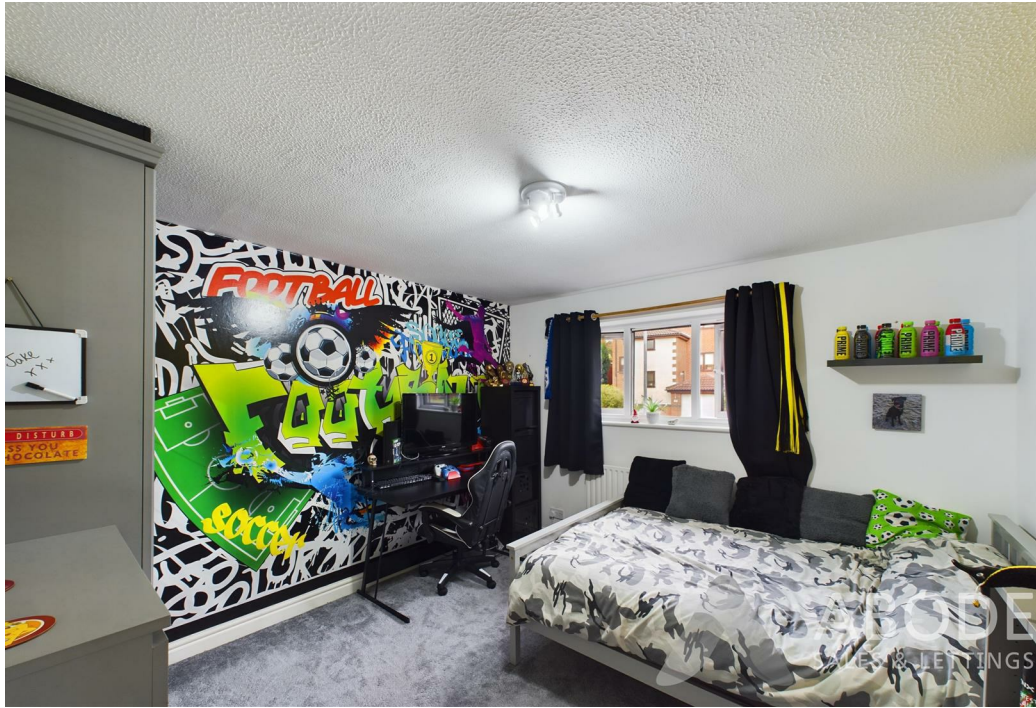
The front of the property has a lawned front garden and double width driveway leading to the double integrated garage. Side gated access takes you to the enclosed well maintained rear garden which is mainly laid to lawn with decorative borders and paved patio area's.























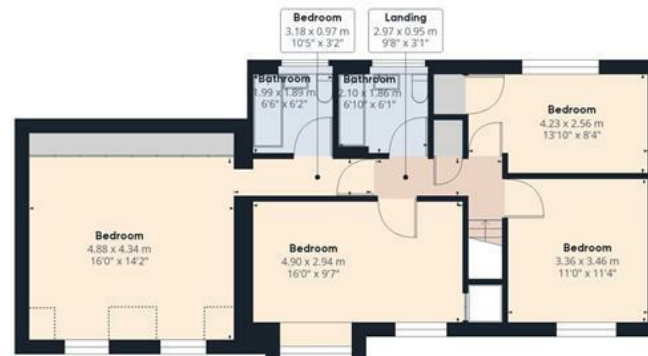
Floor 0

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

200.34 m<sup>2</sup>  
2156.44 ft<sup>2</sup>

**Reduced headroom**

1.95 m<sup>2</sup>  
20.99 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

**Reduced headroom**

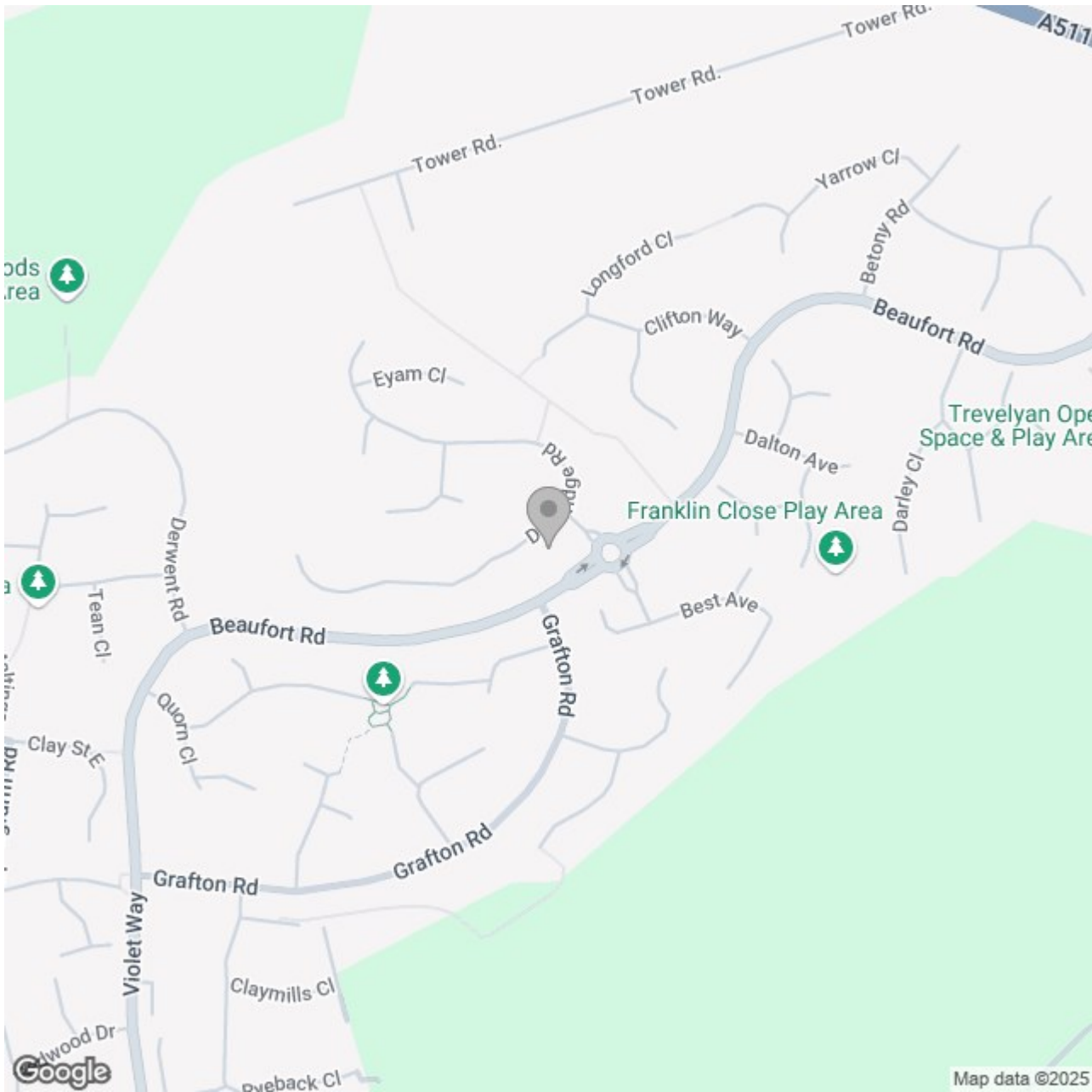
..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	80
(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	