





**** OPEN DAY EVENT SATURDAY
16th NOVEMBER BETWEEN
-10AM - 2PM ****

****** SOUTHERLY FACING
LANDSCAPED GARDEN ******

Modern detached property is at the end of a quiet cul de sac location. In brief the property offers a hall and guest cloakroom, lounge, fitted dining kitchen with utility area.

Three first floor bedrooms, master with an en suite and a family bathroom. Long side drive and single garage, enclosed rear garden.

**INTERNAL VIEWING IS HIGHLY
RECOMMENDED.**



HALL

Entrance door into the hall with stairs to the first floor, radiator and doors to -

LOUNGE

Upvc double glazed window to the front and a radiator.

DINING KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven and hob, integrated fridge freezer and dishwasher, radiator and upvc double glazed doors onto the garden.

UTILITY

Plumbing and space for a washing machine, work surface and further appliance spaces.

FIRST FLOOR LANDING

Airing cupboard, upvc double glazed window to the side and loft access.

BEDROOM 1

Upvc double glazed window and radiator.

EN SUITE

Enclosed shower, wash hand basin, low flush wc, radiator and upvc double glazed window.

BEDROOM 2

Upvc double glazed window and radiator.



BEDROOM 3

Upvc double glazed window and radiator.







BATHROOM

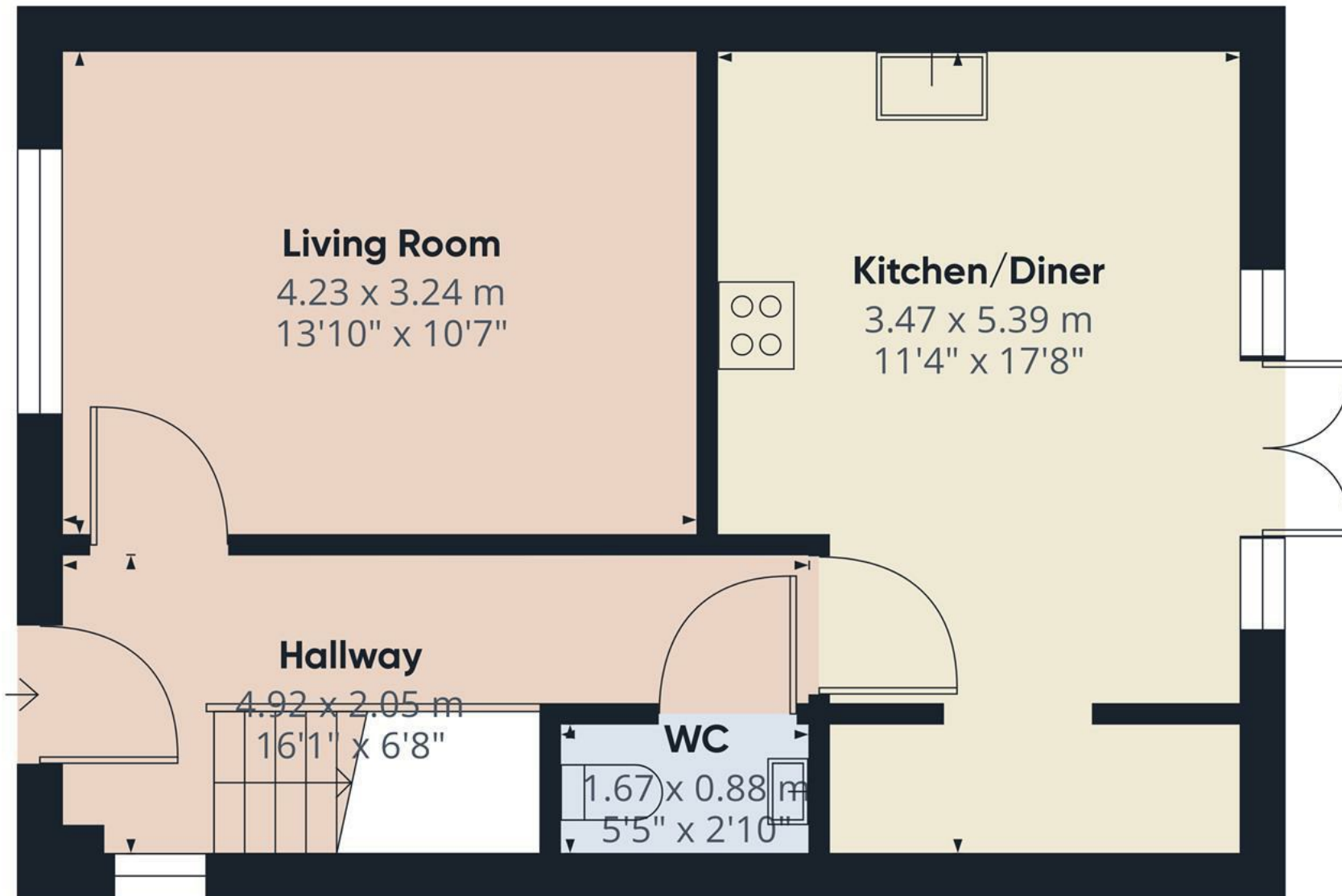
Panel enclosed bath with a shower and shower screen, wash hand basin, low flush wc, radiator and upvc double glazed window.

OUTSIDE

Long side drive down to double gates leading into the garden and to the single garage. Enclosed rear garden offering a paved patio with plenty of space for a hot tub, artificial lawn, space to the rear of the garage for shed/storage.







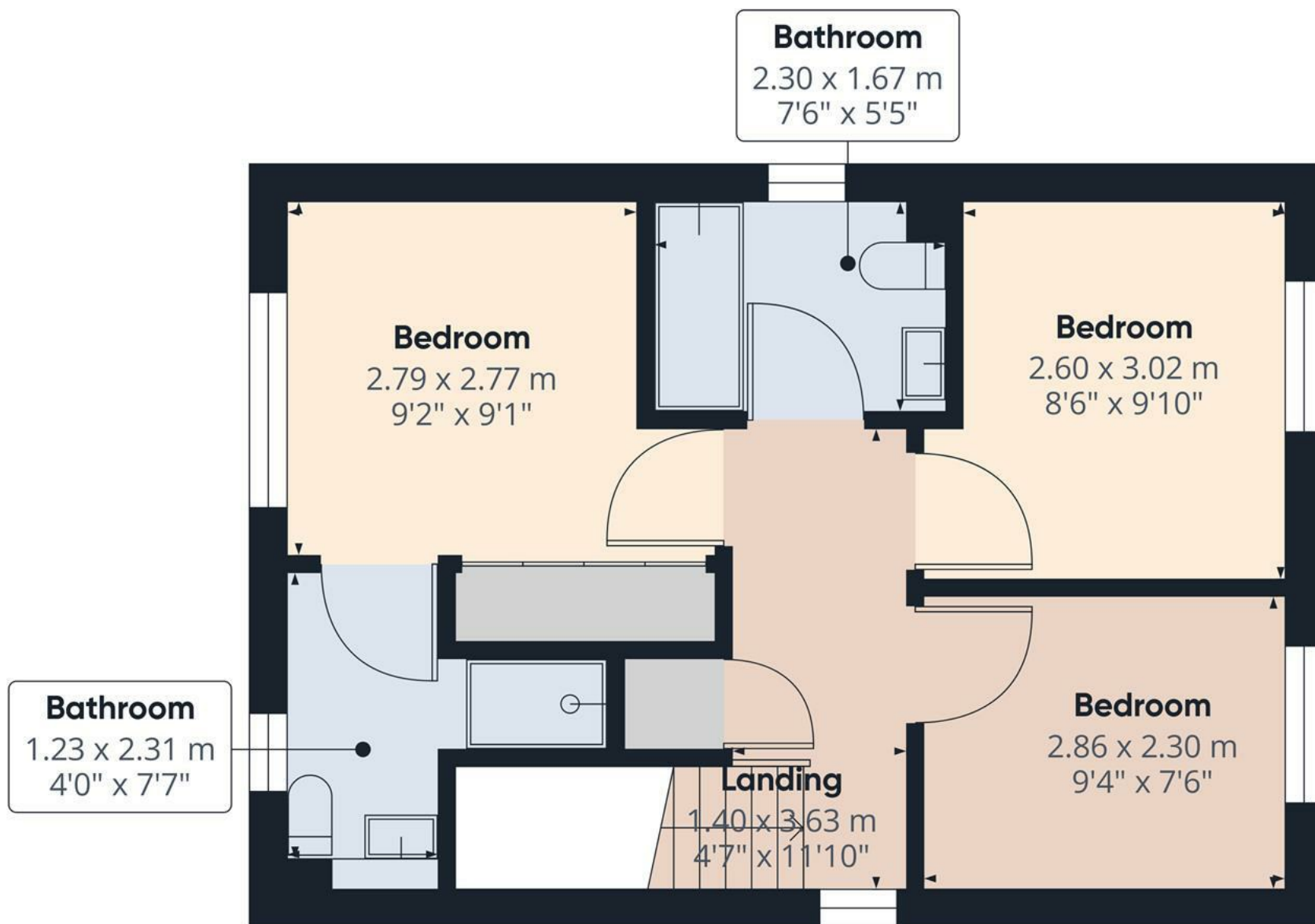
Approximate total area⁽¹⁾
41.64 m²
448.21 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

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Approximate total area⁽¹⁾

36.99 m²

398.16 ft²

(1) Excluding balconies and terraces

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Floor 1

