







This substantial detached home is set on a spacious southwest-facing plot, offering tremendous potential and the added benefit of no upward chain. Positioned on the corner plot of this peaceful estate the property features four bedrooms, two versatile reception rooms, and a kitchen with large utility and offering fantastic extension potential. The home also benefits from UPVC glazing and gas central heating.

The ground floor includes a welcoming hallway with storage, a large lounge, study, kitchen/diner, utility room, and a cloakroom with W.C. Upstairs, there are four well-proportioned bedrooms with en-suite to master and a family refitted shower room.

The outdoor space is a standout feature, with well-stocked and beautifully laid-out gardens that offer south west facing views, allowing for ample sun. The large driveway leads to an integral double garage with two electric roller doors. This is a property brimming with potential and well worth viewing to appreciate the scope and potential it has to offer.





### Hallway

With a UPVC double glazed front entry door leading to, staircase rising to the first floor landing, consumer unit, smoke alarm, central heating radiator, thermostat, utility storage cupboard with coat hooks, hanging rail and alarm system unit. Internal doors from the hallway lead to:

### Cloaks/WC

With a UPVC double glazed frosted glass window to the side elevation, floating wash hand basin with mixer tap, low level WC, central heating radiator and water meter.

### Lounge

With UPVC double glazed windows to both front and elevations, UPVC door leading to the rear garden, the focal point of the room being the gas fireplace with exposed brick backing and tiled hearth, central heating radiator and TV aerial point.

### Study

A room which offers a range of uses to the discerning buyer, currently utilised as a ground floor bedroom but could equally be used as a home office or study. The room consists of a UPVC double glazed window to the front elevation and central heating radiator.

### Kitchen/Diner

With 2x UPVC double glazed windows to the rear elevation, a range of matching base and eye level storage cupboards with roll top preparation work surfaces, space for freestanding white goods, double sink and drainer with mixer tap, four ring electric cooker with oven, hob and extractor fan, central heating radiator, internal door leading to:



### Utility Room

With 2x UPVC double glazed windows to the rear elevation, PVC door leading to the rear garden, central heating radiator, sink and drainer with tiled splashback and base level storage, Worcester Bosch central heating gas boiler, internal door leading to:

### Double Garage

With two electric roller doors to the front elevation, UPVC double glazed frosted window to side elevation and consumer unit.











### Landing

With smoke alarm, central heating radiator, airing cupboard housing eye level shelving and the hot water immersion tank, access to loft space via loft hatch, internal doors lead to:

### Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator, internal door lead to:

### En-suite

With a UPVC double glazed frosted glass window to the front elevation, featuring a three-piece shower suite comprising of low-level WC with continental flush, pedestal wash hand basin with mixer tap, double shower cubicle with complementary tiling to wall coverings, chrome heated towel radiator.

### Bedroom Two

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



### Shower Room

With a UPVC double glazed frosted glass window to the rear elevation, featuring a refitted shower room suite comprising of low-level WC, wash hand basin with mixer tap, double walk in shower cubicle with waterfall showerhead and PVC panelling to wall coverings, chrome heated towel radiator and shaving point.

### Bedroom Three

With a UPVC double glazed window to the front elevation, a range of built-in wardrobes with hanging rails on shelving and central heating radiator.

### Bedroom Four

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















ABODE  
SALES & LETTINGS



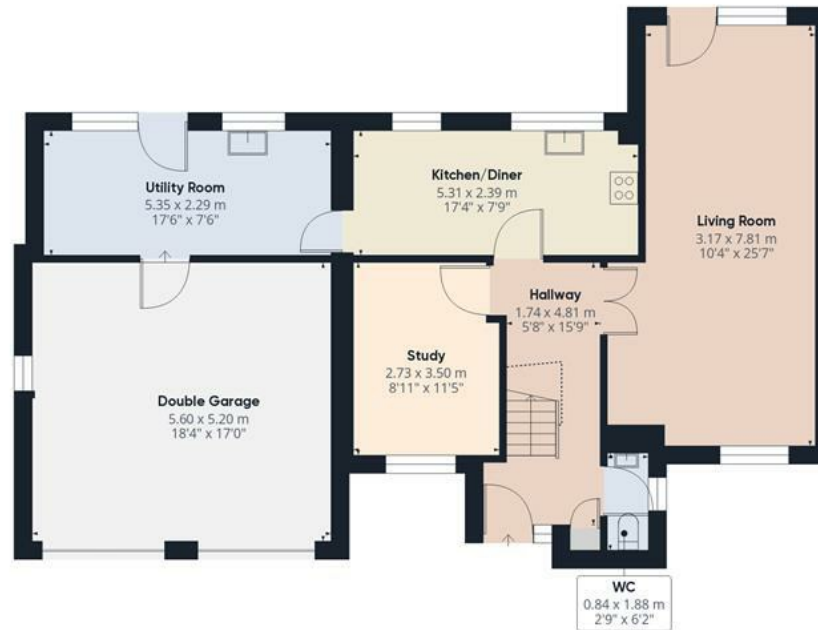






ABODE  
SALES & LETTINGS





Floor 0

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

148.42 m<sup>2</sup>

1597.58 ft<sup>2</sup>

Reduced headroom

0.99 m<sup>2</sup>

10.66 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

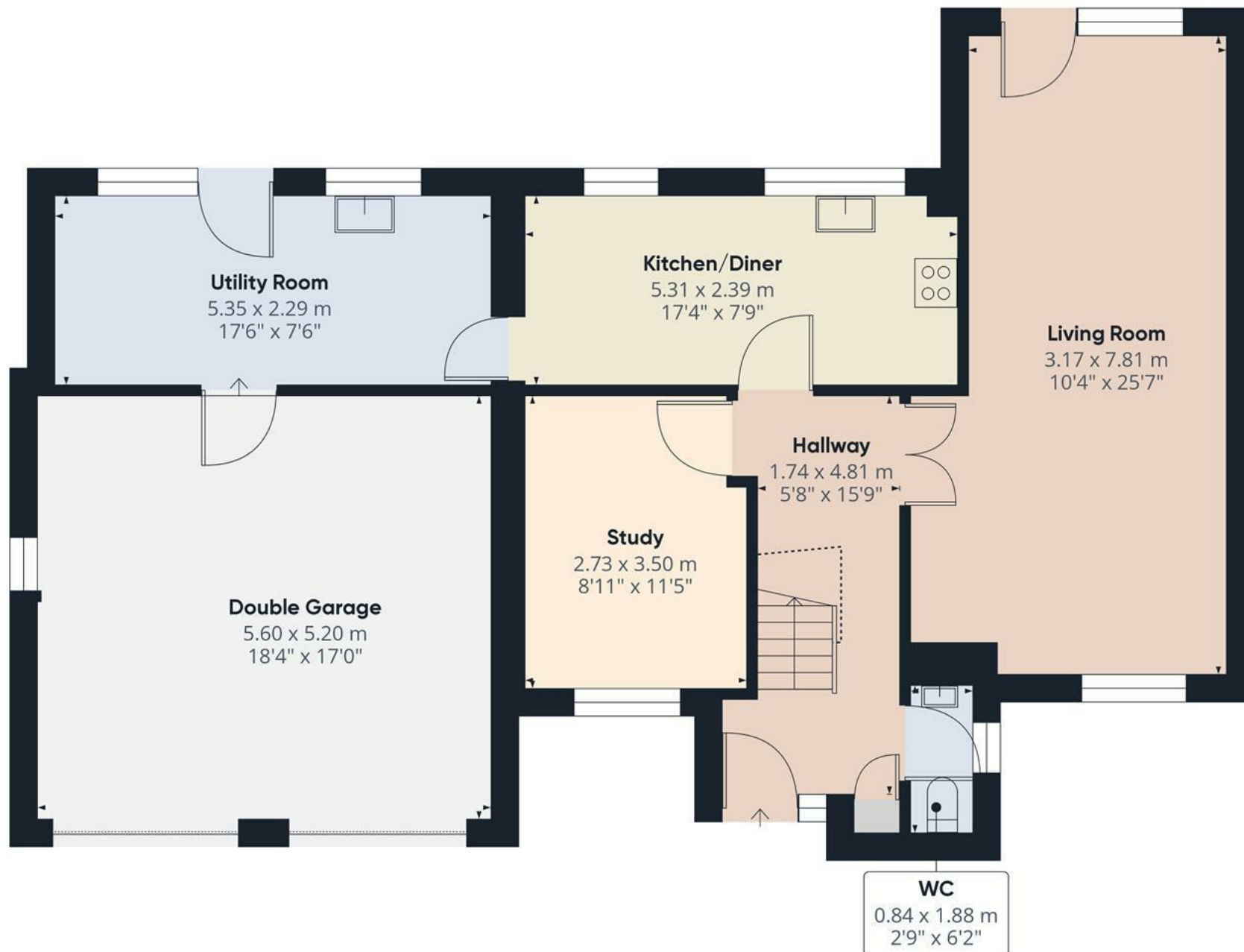
..... Below 1.5 m/5 ft

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





Floor 0

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

101.99 m<sup>2</sup>

1097.81 ft<sup>2</sup>

**Reduced headroom**

0.99 m<sup>2</sup>

10.66 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

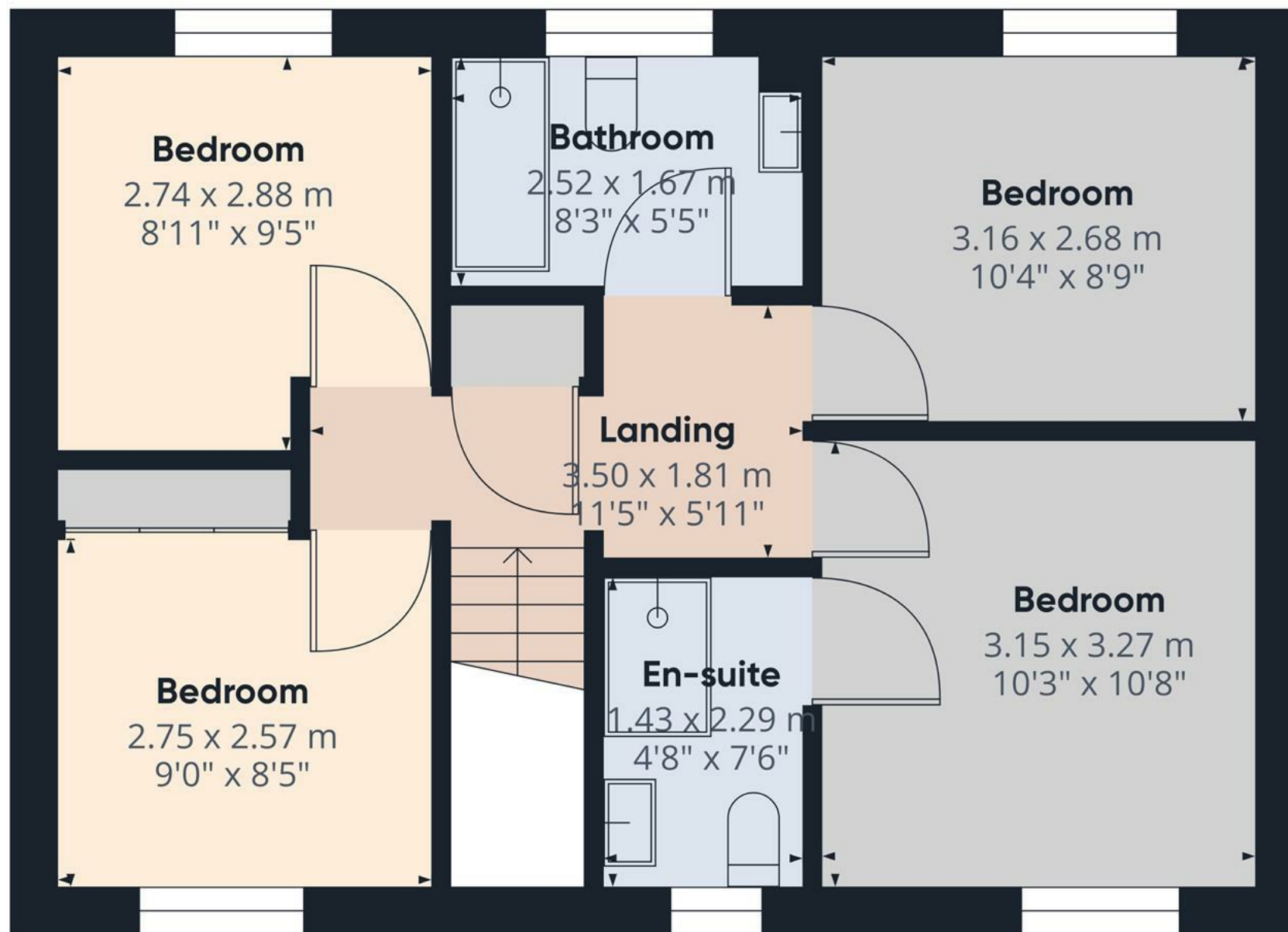
..... Below 1.5 m/5 ft

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**





Floor 1

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

46.43 m<sup>2</sup>

499.77 ft<sup>2</sup>

(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.

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>		<b>78</b>
(55-68) <b>D</b>	<b>66</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 