





Positioned in the highly sought-after location of Goodwood Close, this impressive four double bedroom detached family home offers spacious and versatile living accommodation, perfect for modern family life. The property is gas centrally heated and double glazed throughout, ensuring comfort and energy efficiency.

Upon entering, you are welcomed by a light and airy entrance hallway, leading to a snug, ideal for cosy evenings, and a separate dining room for more formal occasions. The generous lounge provides an excellent space for relaxation, while the fitted breakfast kitchen, with ample storage and workspace, offers the perfect spot for casual family meals. A convenient cloakroom completes the ground floor layout.

The first floor boasts four well-proportioned double bedrooms, with the master benefiting from an en-suite shower room and fitted wardrobes. The remaining bedrooms share access to a modern family bathroom.

Externally, the property features off-road parking leading to a detached garage, which comes equipped with an up-and-over door, personal side door, and window, making it an ideal candidate for conversion into a home office or workspace. The enclosed, south-facing rear garden provides a private and sunlit outdoor space, perfect for entertaining or relaxing.



THE ACCOMMODATION

Entrance Hallway
With UPVC double glazed window door front radiator, laminate floor coving under stair storage cupboard and doors lead off to

Snug
With UPVC double glazed window to front elevation, laminate floor covering and radiator

Dining Room
With UPVC double glazed bay window to front elevation, radiator laminate floor covering

Cloakroom
With UPVC double glaze window to side elevation laminate floor covering radiator low level WC and pedestal wash hand basin with tiled splashback

Lounge
With UPVC double glazed French doors and windows to rear elevation laminate floor covering and radiator

Breakfast Kitchen
With UPVC double glazed door to rear elevation and 2UPVC windows to side and rear elevation fitted with a range of eye base level units and drawers with the stainless steel sink unit built into a preparation works surface tiled splashback for American for Teresa space for washing machine and space for range cooker? Dishwasher, spotlights to ceiling and concealed central heating boiler tile floor covering

Landing
With balustrade handrail of staircase, double storage airing cupboard housing the hot water cylinder, radiator and UPVC double glazed window to front elevation, loft access

Master Bedroom



With UPVC double glazed window to rear elevation radiator two built-in double wardrobe and leads to

Ensuite Shower Room
With UPVC double glazed window to side elevation tiled floor covering towel radiator and fitted with a three-piece white suite comprising of low-level WC, pedestal wash hand basin and shower cubicle with child's splashback

Rear Bedroom
With UPVC double glaze window to rear elevation radiator



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Family Bathroom

With UPVC double glazed window to side elevation towel radiator and fitted with a three piece white suite comprising of low-level WC, pedestal wash and basin, panel bath with shower over and tiled splashback

Front Bedroom

With UPVC double glazed window to front elevation and radiator

Front Bedroom

With UPVC double glazed window to front elevation radiator

Outside

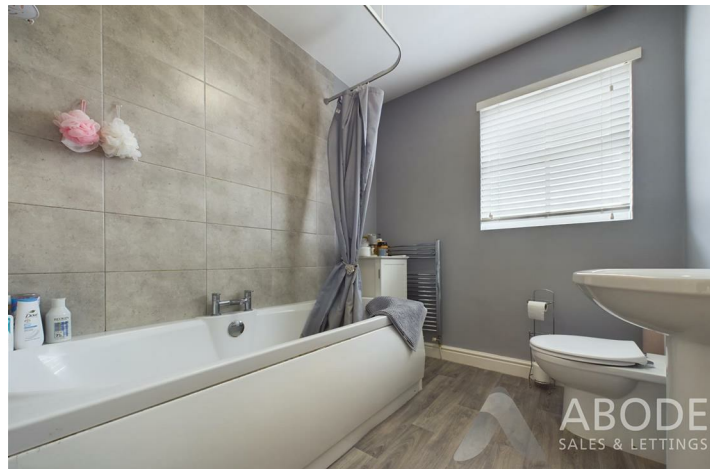
Rear garden, which is mainly late lawn with the paved patio

Front lawn, front garden and driveway leading to the detached garage

Garage

With up and over door to front, personal door to garden and window making this ideal to convert into home office/work area.

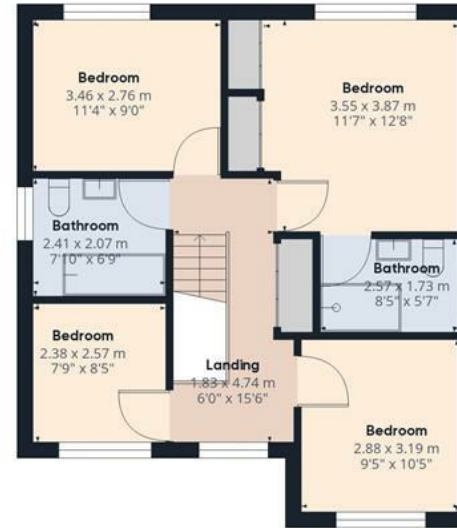








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

142.89 m²

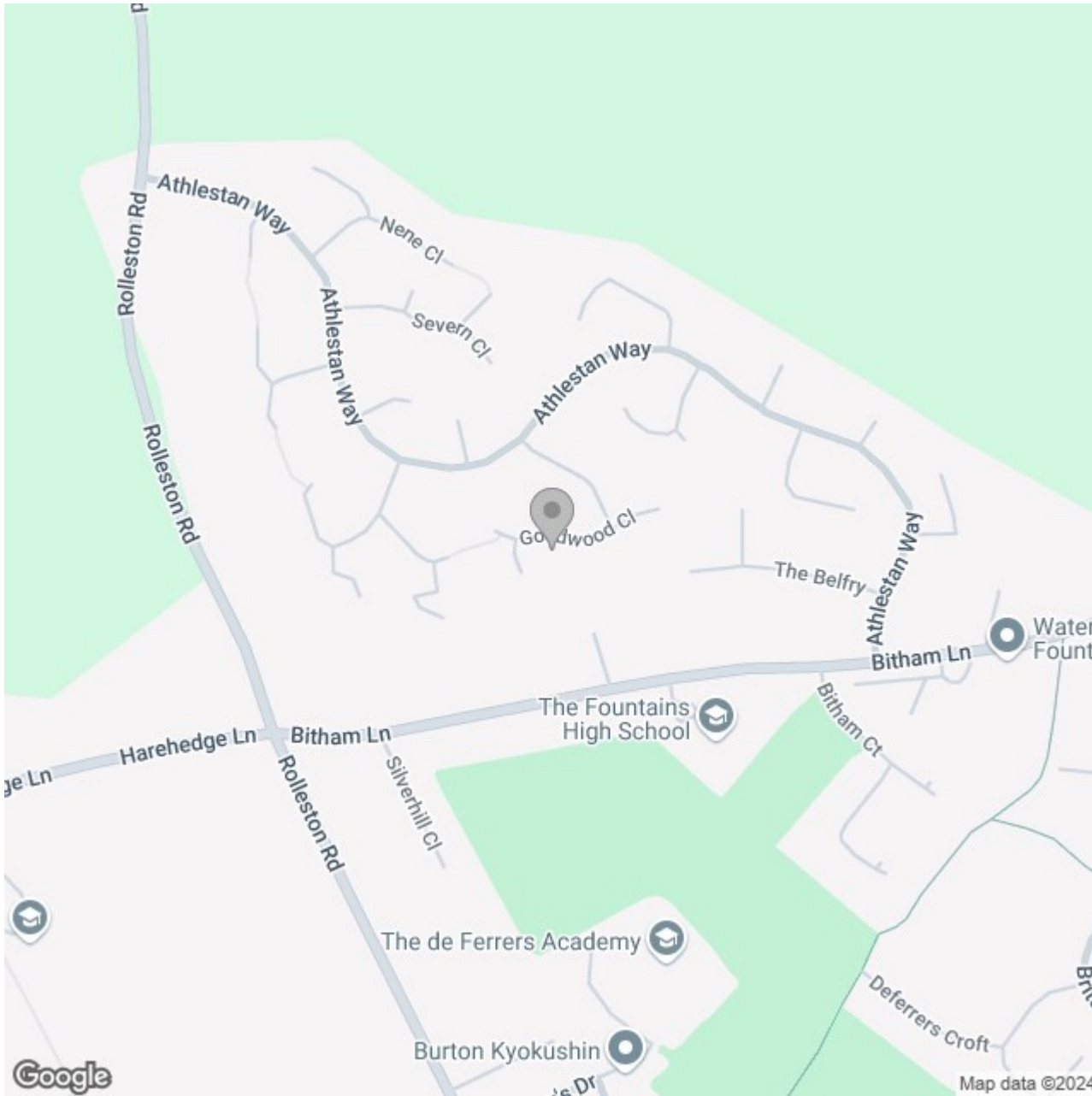
1538.06 ft²

(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.

GIRAFFE360



Energy Efficiency Rating

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