





A beautifully appointed four-bedroom detached property situated within a popular development, offering easy access to a range of local amenities and transport links. This impressive home boasts a generously sized kitchen diner leading to a utility area, an integral garage with a double driveway, and an en-suite to the master bedroom. The outdoor space is truly exceptional, featuring a landscaped garden with an Astro-turfed lawn, raised beds, a patio area ideal for seating, a sunken hot tub area (hot tub included at the asking price), and a purpose-built outdoor bar—perfect for entertaining or relaxation. Viewing is highly recommended and available strictly by appointment only.



Accommodation

Ground Floor

The property welcomes you into a spacious entrance hallway, complete with a central heating radiator, a composite front entrance door, and stairs rising to the first floor. From here, a door leads to the living room, which enjoys a central heating radiator, a double-glazed window to the front elevation, and a useful under-stairs storage cupboard. The kitchen diner is the heart of the home, fitted with a selection of matching wall and base units with roll edge laminate preparation work surfaces. It includes a four-ring gas hob, electric oven, single sink with mixer tap, integrated fridge freezer, dishwasher, recessed spotlighting, and a central heating radiator. Double-glazed French doors open directly onto the garden, creating a seamless flow between indoor and outdoor living. An opening leads to the utility area, which features an integrated washing machine, a door to the garden, and access to the WC/cloaks, fitted with a low-level WC, wash hand basin with mixer tap, central heating radiator, and electric extractor fan.

First Floor

The first-floor landing provides loft access, a central heating radiator, and an airing cupboard. The master bedroom is spacious, with a central heating radiator, double-glazed windows to the front elevation, and a door to the en-suite shower room. The en-suite is well-appointed with a low-level WC, wash hand basin with mixer tap, a double shower cubicle with a glass sliding door and gravity shower, and a central heating radiator. The second bedroom benefits from a central heating radiator and a



double-glazed window to the front elevation, while the third and fourth bedrooms feature central heating radiators and double-glazed windows to the rear elevation. The family bathroom includes a three-piece suite comprising a low-level WC, a wash hand basin with mixer tap, a bath with a mixer tap and shower over, a central heating radiator, and a double-glazed window to the rear elevation.

Outside

To the front of the property, a driveway provides ample





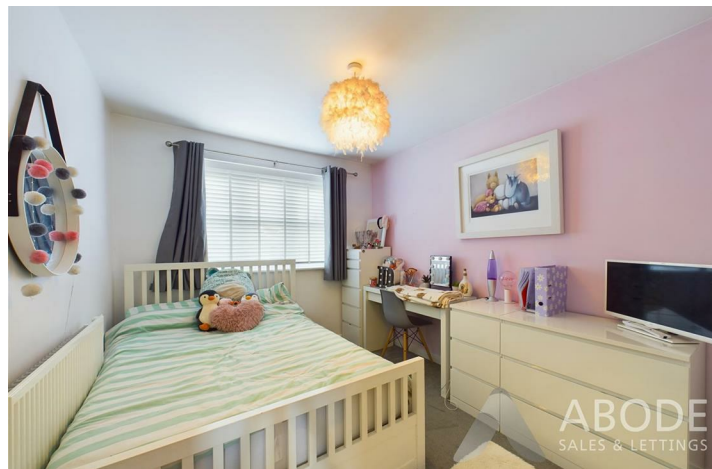


parking and leads to the front entrance and integral garage. A side gate gives access to the rear elevation, which has been thoughtfully landscaped to include an Astro-turfed lawn, raised beds, and a patio area ideal for seating. The garden also features a sunken hot tub area, with the hot tub included at the asking price, and a purpose-built outdoor bar—making this space perfect for both relaxation and entertaining. The garden is fully enclosed via timber fencing, providing privacy and security.

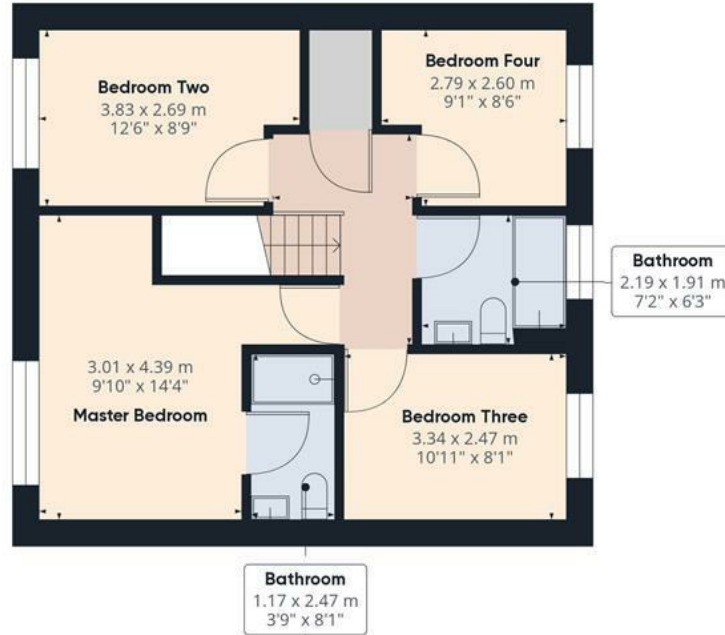








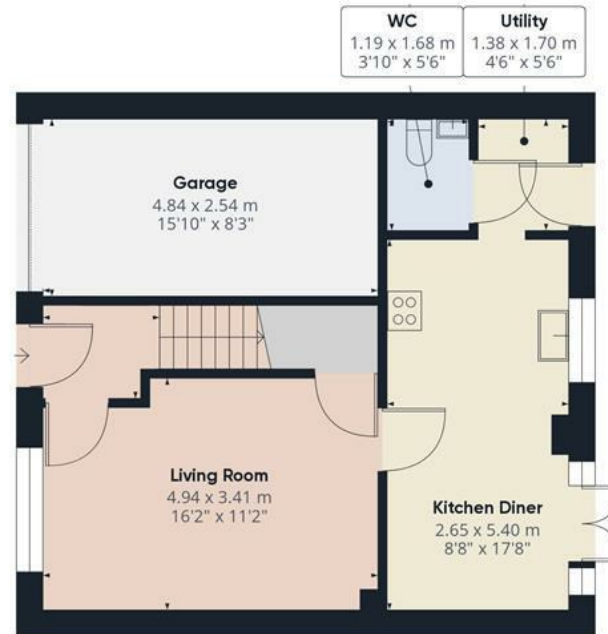
Floor 1



Approximate total area⁽¹⁾

104.61 m²
1125.98 ft²

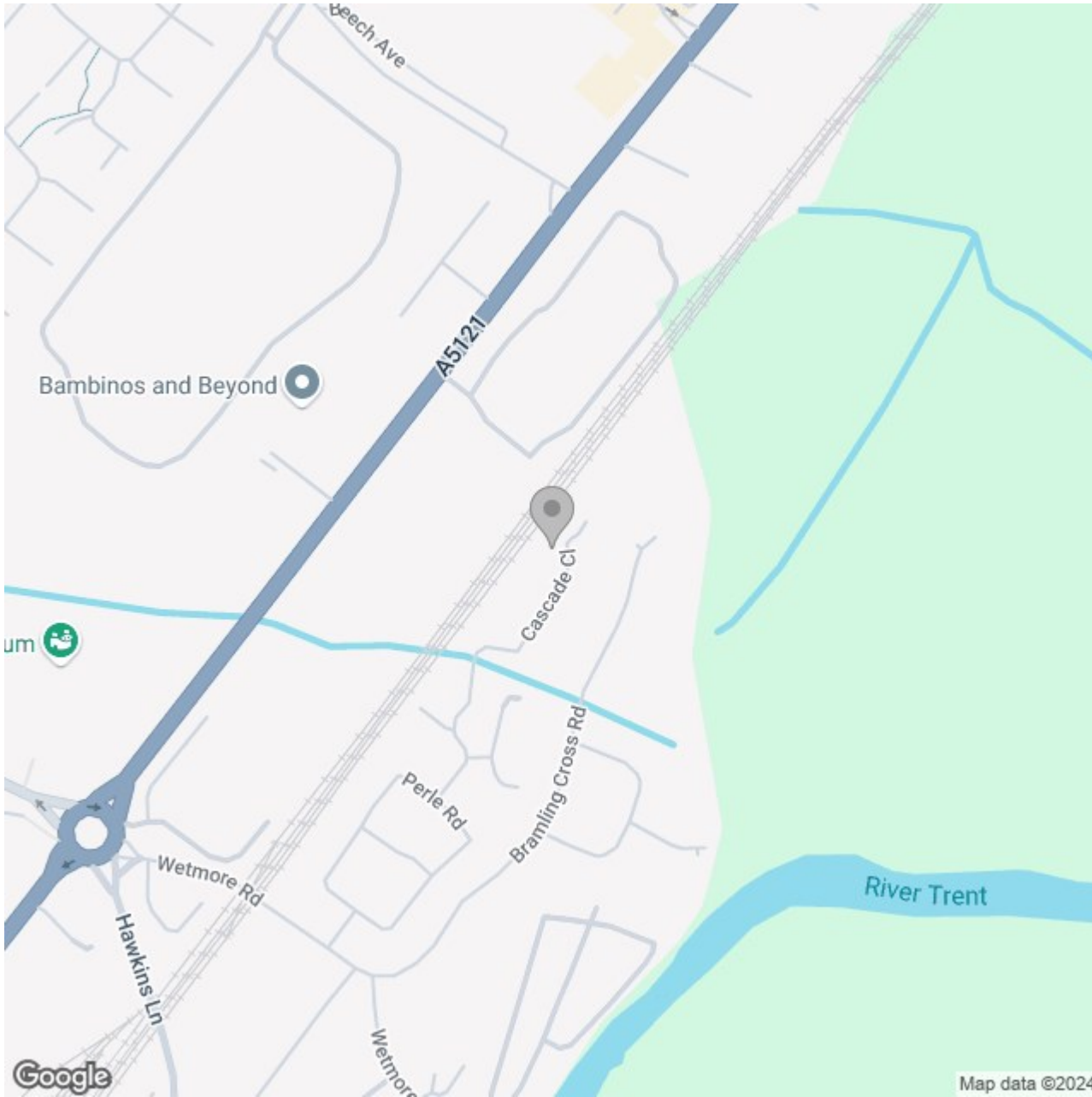
Floor 0




(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.

GIRAFFE360



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 93 |
| (81-91) B | 82 | |
| (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 |  |