





This beautifully presented home has been finished to an exceptional standard, blending stylish design with modern functionality across an expansive plot approaching 0.2 acres. The heart of the home is the stunning bespoke Howdens kitchen, featuring high-spec appliances, granite worktops, and a central breakfast island, creating the perfect space for cooking and entertaining. A thoughtful garage conversion adds a cozy sitting room, while a bright extension with a glass lantern roof and bi-folding doors provides breathtaking garden views and seamless indoor-outdoor living.

The accommodation includes a practical and stylishly refurbished utility room and bathroom, as well as a peaceful study overlooking the rear garden, ideal for remote working. The lounge, with its charming cast iron multifuel fireplace, steps down to garden level, creating a warm and inviting space to relax.

The exterior is equally impressive, with beautifully landscaped gardens featuring manicured lawns, paved pathways, and multiple seating areas, all surrounded by mature trees for privacy and tranquility. This exceptional home offers a perfect blend of contemporary living and outdoor enjoyment, ideal for families and entertainers alike.



## Porch

With a UPVC double glazed front entry door, internal door leads to:

## Hallway

With staircase rising to the first landing, smoke alarm, internal doors lead to:

## Cloaks/WC

With a UPVC double glazed frosted glass window to the front elevation, low level WC, floating wash hand basin with tiled splashback, central heating radiator and alarm system unit.

## Kitchen/Diner

This stunning kitchen is the heart of the home, seamlessly blending style and functionality to an exceptional standard. A large UPVC double-glazed window to the front elevation floods the space with natural light, complementing the luxurious Karndeal flooring that runs throughout. At its core is a beautifully refitted bespoke Howdens kitchen, thoughtfully designed with an array of matching base and eye-level storage cupboards, soft-close drawers, and elegant LED downlighting. Display cabinets add a touch of sophistication.

The high-spec granite worktops frame the space, hosting a double Belfast ceramic sink paired with a state-of-the-art Quooker instant hot water tap. A central breakfast island not only provides a social hub but also houses a built-in wine fridge, pop-up electrical and USB sockets, and additional storage. The kitchen boasts top-tier appliances, including an induction electric hob, double ovens and grill, a full-height fridge, an integrated dishwasher, and a vertically mounted central heating radiator.



## Sitting Room

Originally a garage, this space has been thoughtfully converted into a stylish and welcoming sitting room, perfect for modern living. A UPVC double-glazed bay window to the front elevation fills the room with natural light, creating a bright and airy atmosphere. The focal point is the elegant electric fireplace, framed by a classic Adam-style surround, adding warmth and charm to the space. A TV aerial point ensures it's ready for entertainment, while an internal door provides seamless access to the adjoining areas. Internal door leads to:







### Utility Room

This practical utility space is equipped with a UPVC double-glazed frosted window to the side elevation. Thoughtfully designed, it features a range of eye-level and base-level storage cupboards, complemented by durable drop-edge preparation work surfaces. A stainless steel sink with a drainer adds functionality, while freestanding and under-counter plumbing accommodates white goods and appliances. The room also houses the electrical consumer unit.

Stairs lead down to:

### Lounge

This inviting room, which steps down to garden level, is a charming blend of warmth and character. A UPVC double-glazed window to the rear elevation offers picturesque views, while the space is further enhanced by two central heating radiators for comfort. The focal point is the striking cast iron multifuel log-burning fireplace, set on a polished granite hearth with a tiled backing, creating a cozy and elegant ambiance. An open doorway seamlessly connects this room to the adjoining spaces, making it a perfect hub for relaxation and flow throughout the home. Opening leads to:



### Garden Room

This stunning extension has been thoughtfully designed to maximize its connection to the garden, offering a light-filled and tranquil retreat. UPVC double-glazed windows on both side elevations frame wonderful garden views, while UPVC double-glazed bi-folding doors to the rear elevation open seamlessly onto the outdoor space, creating a perfect indoor-outdoor flow. A bespoke glass lantern roof floods the room with natural light and is complemented by elegant LED downlighting, enhancing the room's contemporary feel. Complete with a TV connection point, this extension provides a stylish and versatile space ideal for relaxation or entertaining.

### Study

This well-appointed study offers a peaceful workspace with an oversized UPVC double-glazed window that frames delightful views of the rear garden, filling the room with natural light. Perfect for working from home.

### Landing

With access into loft space via loft hatch, staircase rising to the second floor landing with internal doors leading to:

### Bedroom

With 2x UPVC double glazed windows to the rear elevation, two central heating radiators and timber panelled flooring throughout.

### Bedroom

With a UPVC double glazed window to the rear elevation, central heating radiator and timber panelled flooring throughout.



## Bedroom

With a UPVC double glazed window to the front elevation, central heating radiator, panelled flooring throughout, internal door leading to:

## En-suite Bathroom

With a UPVC double glazed frosted glass window to the side elevation, featuring a three-piece jacuzzi bathroom suite comprising of low-level WC, wash hand basin with mixer tap, P shaped bath unit with shower over and complementary tiling to both floor and wall coverings and chrome heated towel radiator.

## Bedroom

With a UPVC double glazed box bay window to the front elevation, central heating radiator, featuring a range of built-in fitted wardrobes with sliding mirrored doors having hanging rails and shelving. Internal door leading to:

## En-suite Shower Room

With a UPVC double glazed frosted glass window to the side elevation, featuring a three-piece shower room suite comprising of low level WC, wash hand basin with mixer tap, enclosed shower cubicle with glass screen and waterfall shower head with PVC panelling to wall coverings, complementary tiling to floor coverings and chrome heated towel radiator. Please note this shower room is currently undergoing some final refurbishment and will be finished prior to purchase completion.

## Family Bathroom

This recently refurbished bathroom has been finished to an exceptional standard, offering both style and functionality. A UPVC double-glazed frosted window to the side elevation provides privacy while allowing natural light to brighten the space. The sleek three-piece shower room suite includes a low-level WC, a contemporary wash hand basin with a mixer tap and bath unit with mixer tap. The walls are adorned with sky blue tiling, while the floor features complementary tiling for a polished look. A Milano Windsor heated towel radiator completes this elegant, high-specification space.

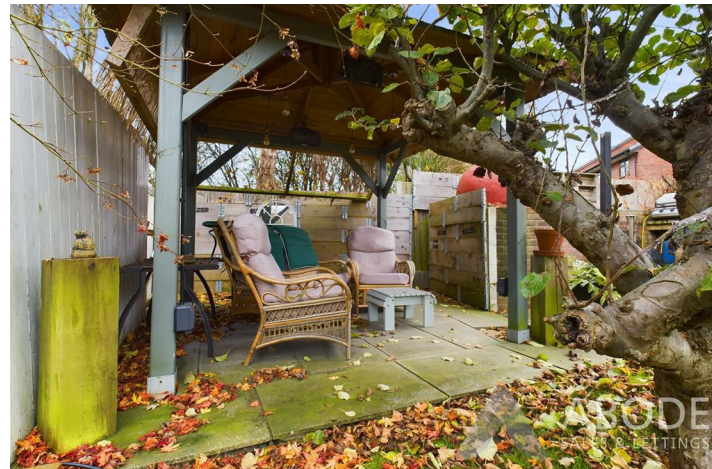
## Outside

This impressive plot, approaching 0.2 acres, offers a beautifully landscaped garden designed for both relaxation and entertaining. The space is thoughtfully laid out with a blend of manicured lawns, paved pathways, and patio areas, perfect for al fresco dining or enjoying tranquil garden views. Mature trees and shrubs provide privacy and add a touch of natural beauty throughout, while features such as a charming pergola seating area and brick-built elements contribute character and functionality. The expansive size of the garden offers ample opportunities for outdoor living, gardening, or even further development, making it a standout feature of this property. To the lower section, a greenhouse, multiple planting beds and chicken housing.





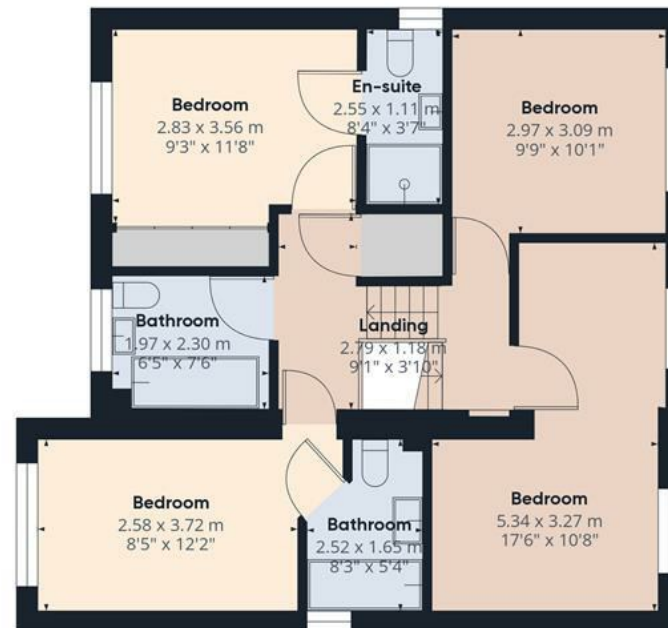








Floor 0



Floor 1

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

143.57 m<sup>2</sup>

1545.37 ft<sup>2</sup>

**Reduced headroom**

0.38 m<sup>2</sup>

4.1 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.

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

80.45 m<sup>2</sup>  
865.95 ft<sup>2</sup>

**Reduced headroom**

0.38 m<sup>2</sup>  
4.1 ft<sup>2</sup>

(1) Excluding balconies and terraces

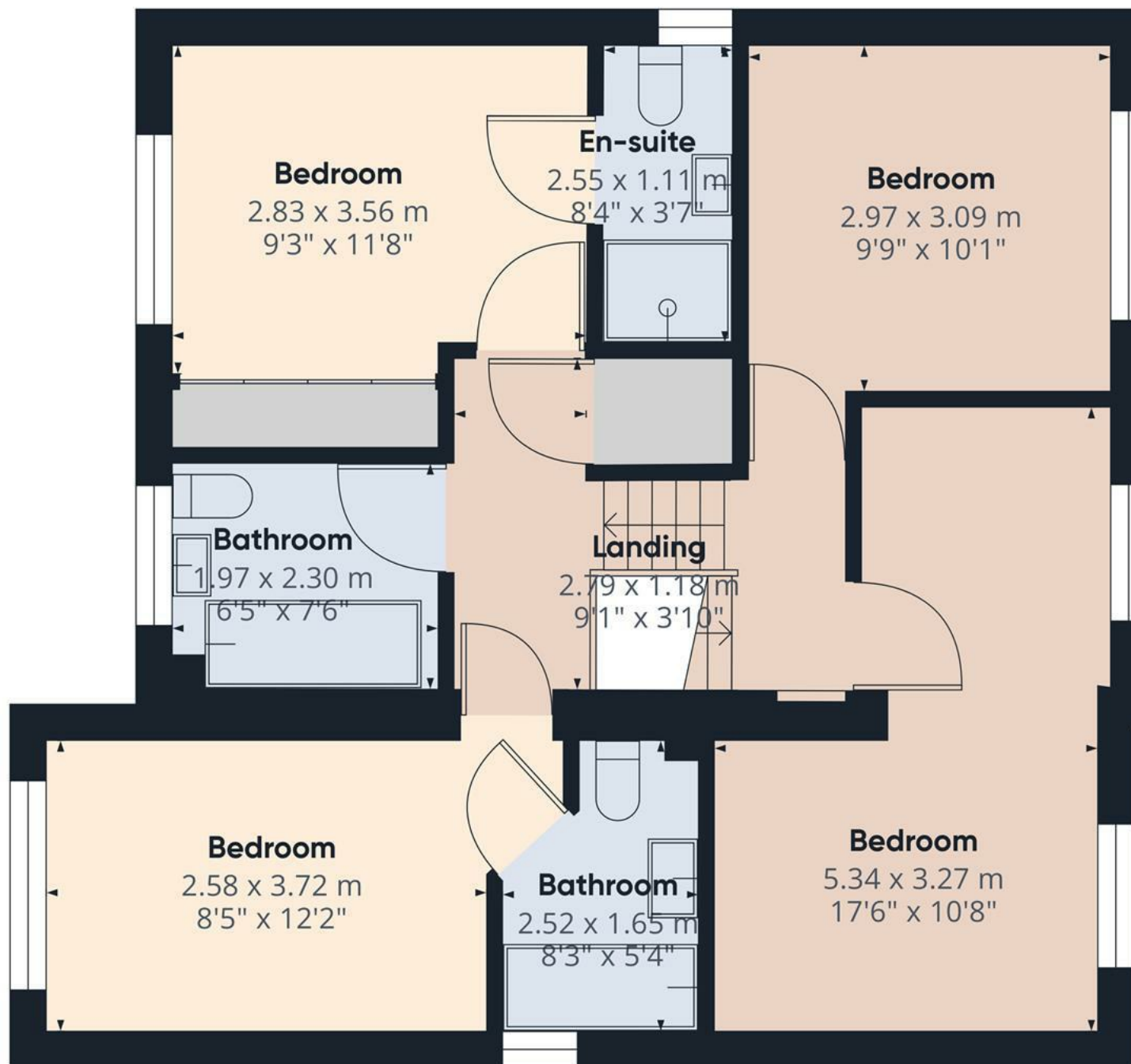
Reduced headroom  
..... Below 1.5 m/5 ft

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.

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Floor 0



Floor 1

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

63.12 m<sup>2</sup>

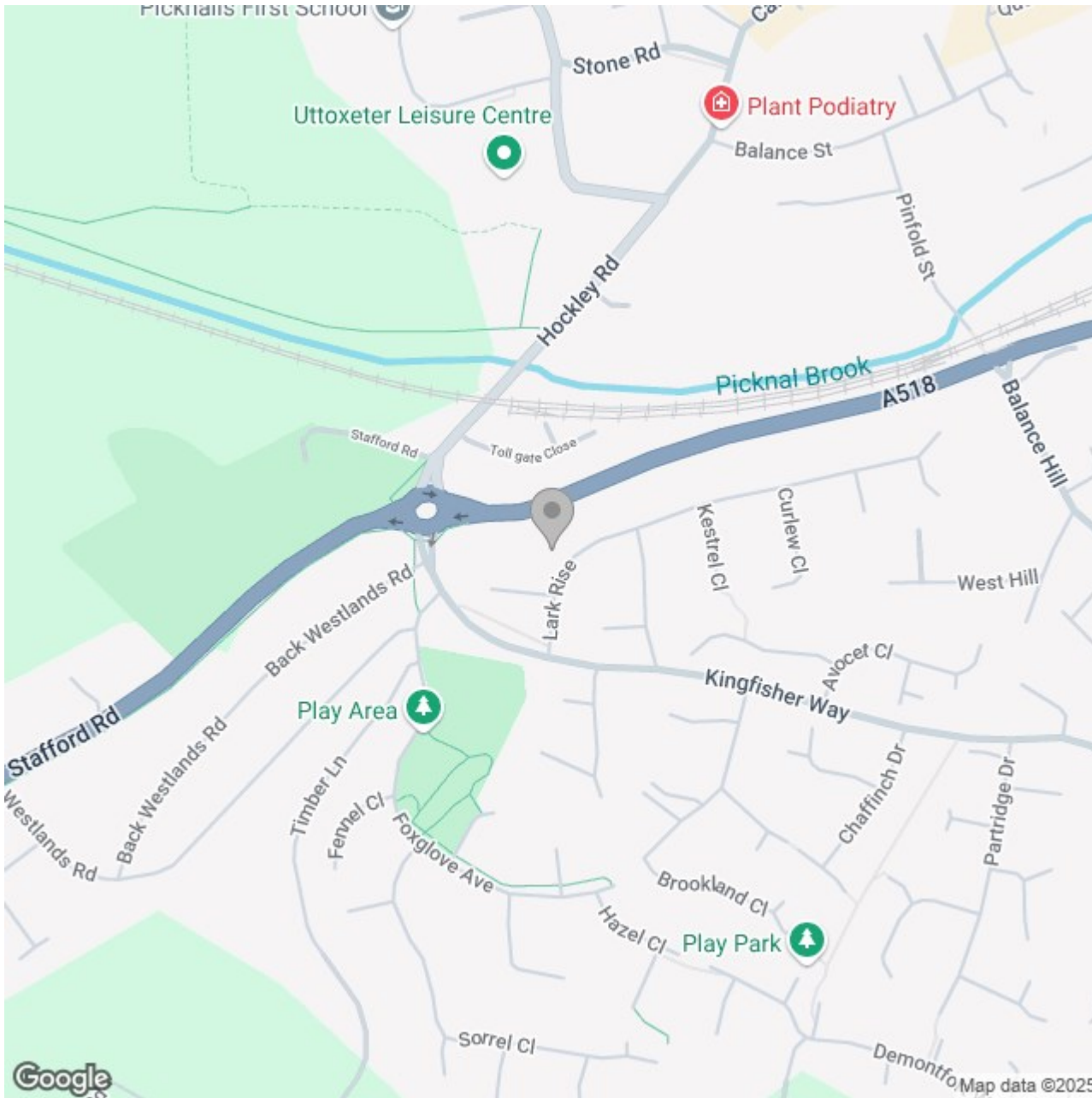
679.42 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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## 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>		
(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	