





This spacious and modern four bedroom three-storey detached family home offers superb accommodation with four well-proportioned bedrooms, an impressive dining kitchen, and a thoughtful layout ideal for family living. Positioned privately with views over a green, the property is both welcoming and practical, featuring gas central heating, double glazing, and an NHBC guarantee until 2029.



Accommodation

Ground Floor:

Upon entry, the hallway, accessed via a composite double glazed door, leads to a bright lounge with dual aspect windows, creating a naturally lit and inviting space. The heart of the home, the family dining kitchen, boasts a bay window, French doors to the garden, and fitted units with integrated appliances, ideal for entertaining and family meals. The ground floor also includes a utility room with convenient external access to the driveway, as well as a cloakroom.

First Floor:

The first floor hosts two generously sized bedrooms, including a master suite with an en-suite shower room. A family bathroom, finished in a classic three-piece white suite, completes the floor, ensuring comfort and privacy for all.

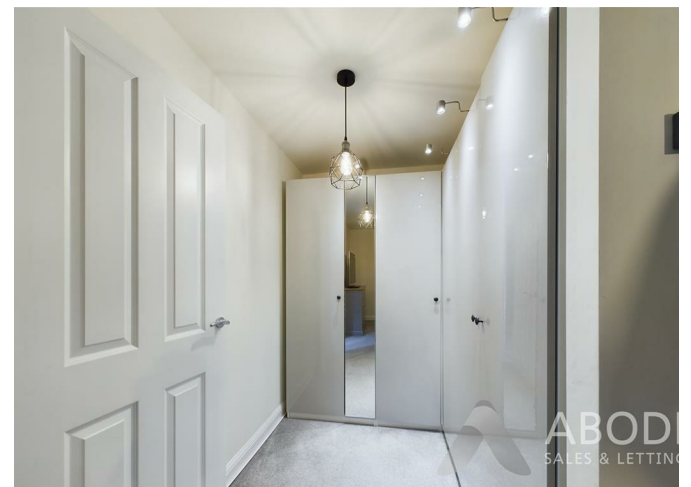
Second Floor:

The top floor provides two further spacious bedrooms, a convenient shower room, and ample storage. Skylight windows allow natural light to fill the landing, enhancing the airy atmosphere of the upper level.

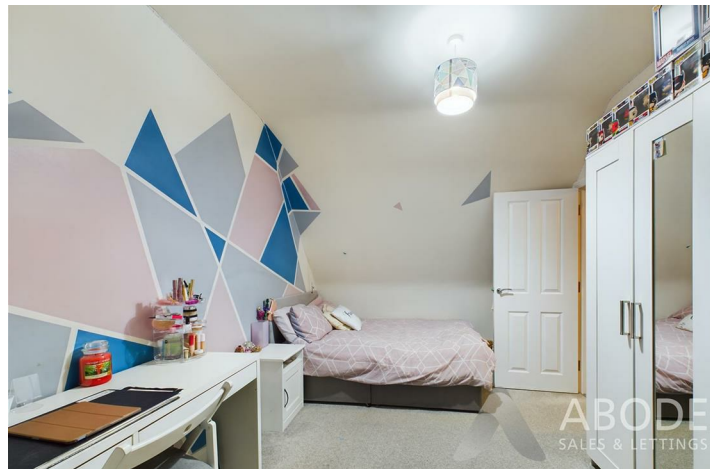
Outside

The side walled garden is low maintenance, featuring a paved patio and artificial turf, ideal for outdoor relaxation. A driveway to the rear provides off-street parking, leading to a brick-built detached garage with power and lighting.

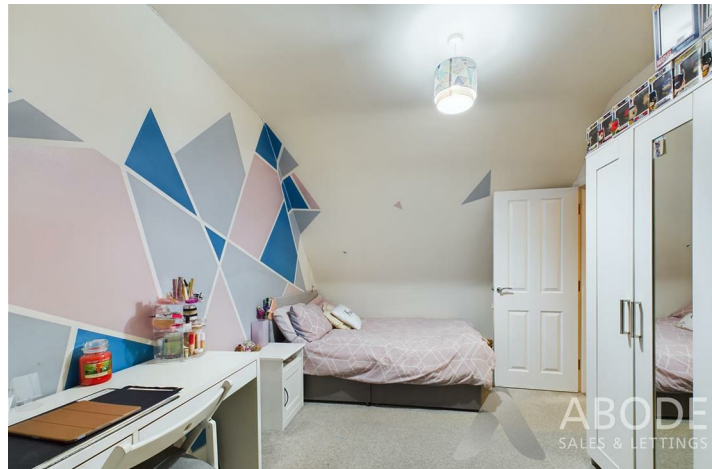


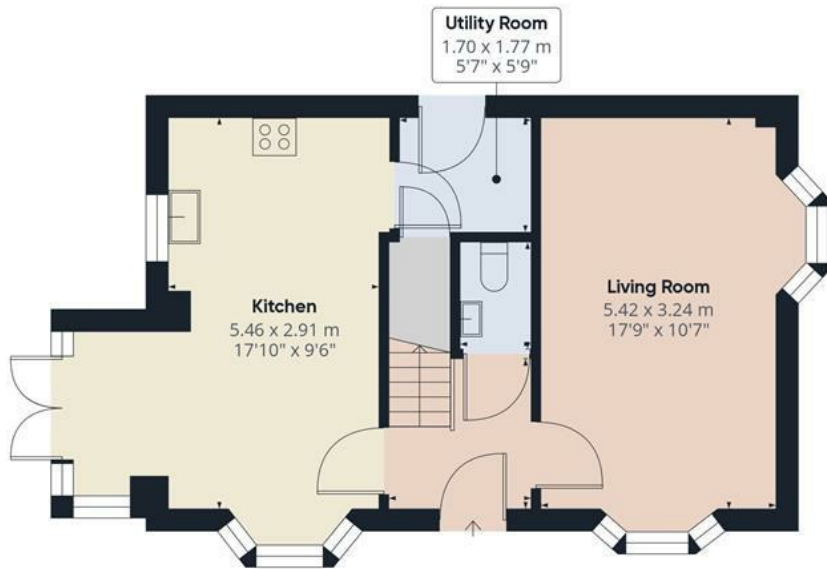




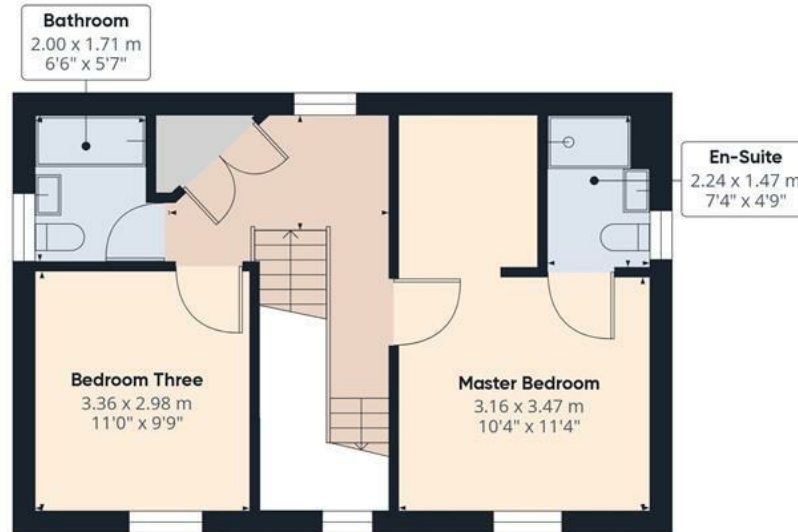




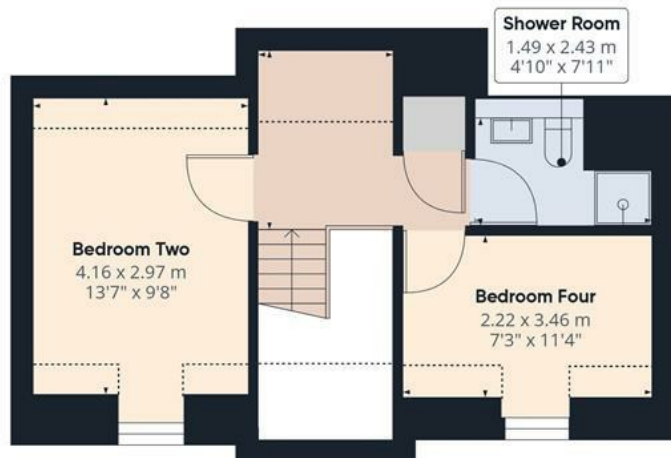




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

118.86 m²

1279.4 ft²

Reduced headroom

4.72 m²

50.81 ft²

(1) Excluding balconies and terraces

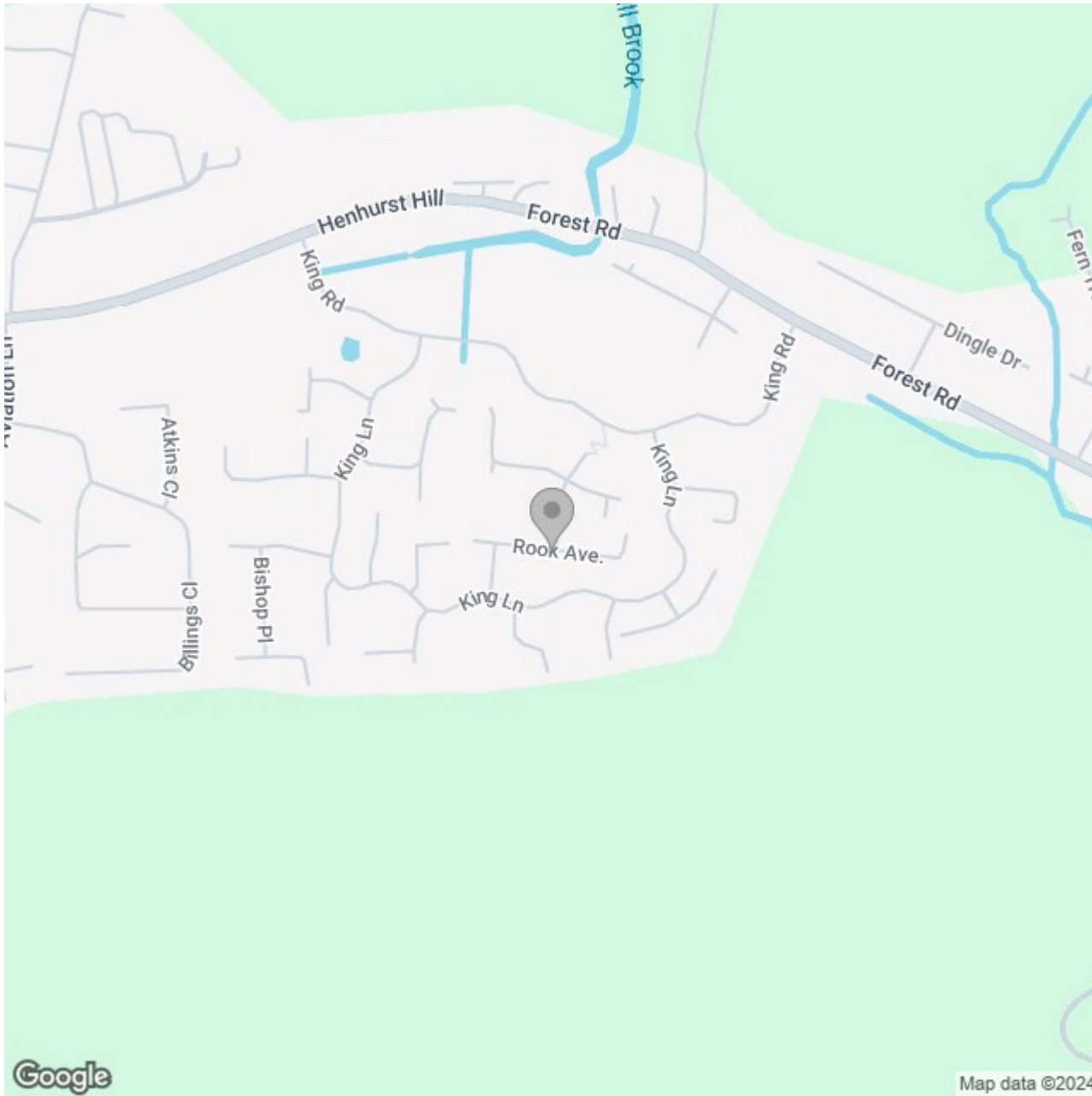
Reduced headroom

..... 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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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	