





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.

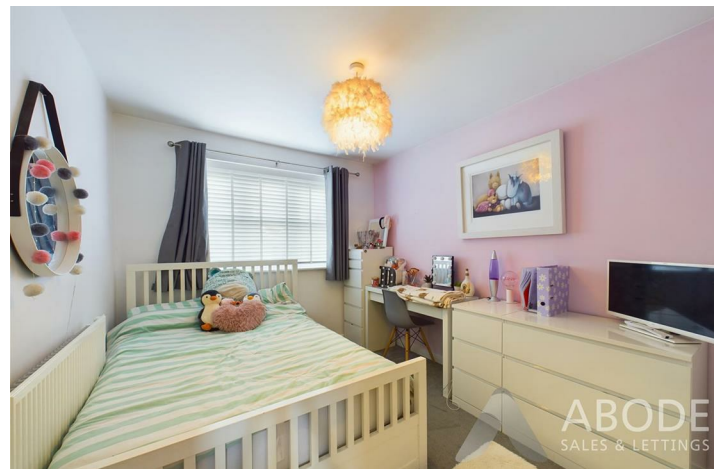




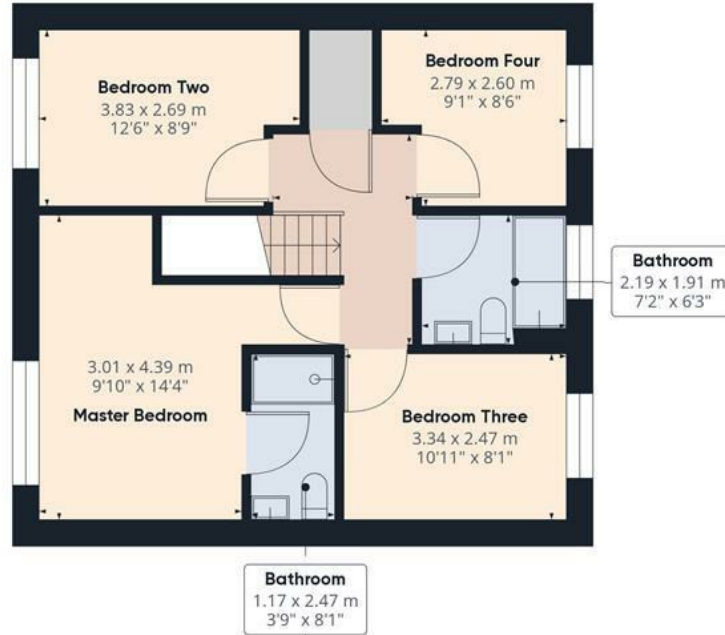








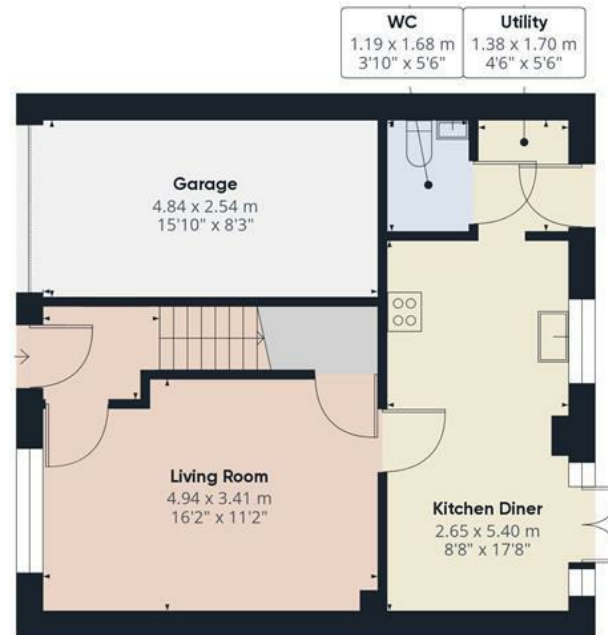
Floor 1



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

104.61 m<sup>2</sup>  
1125.98 ft<sup>2</sup>

Floor 0

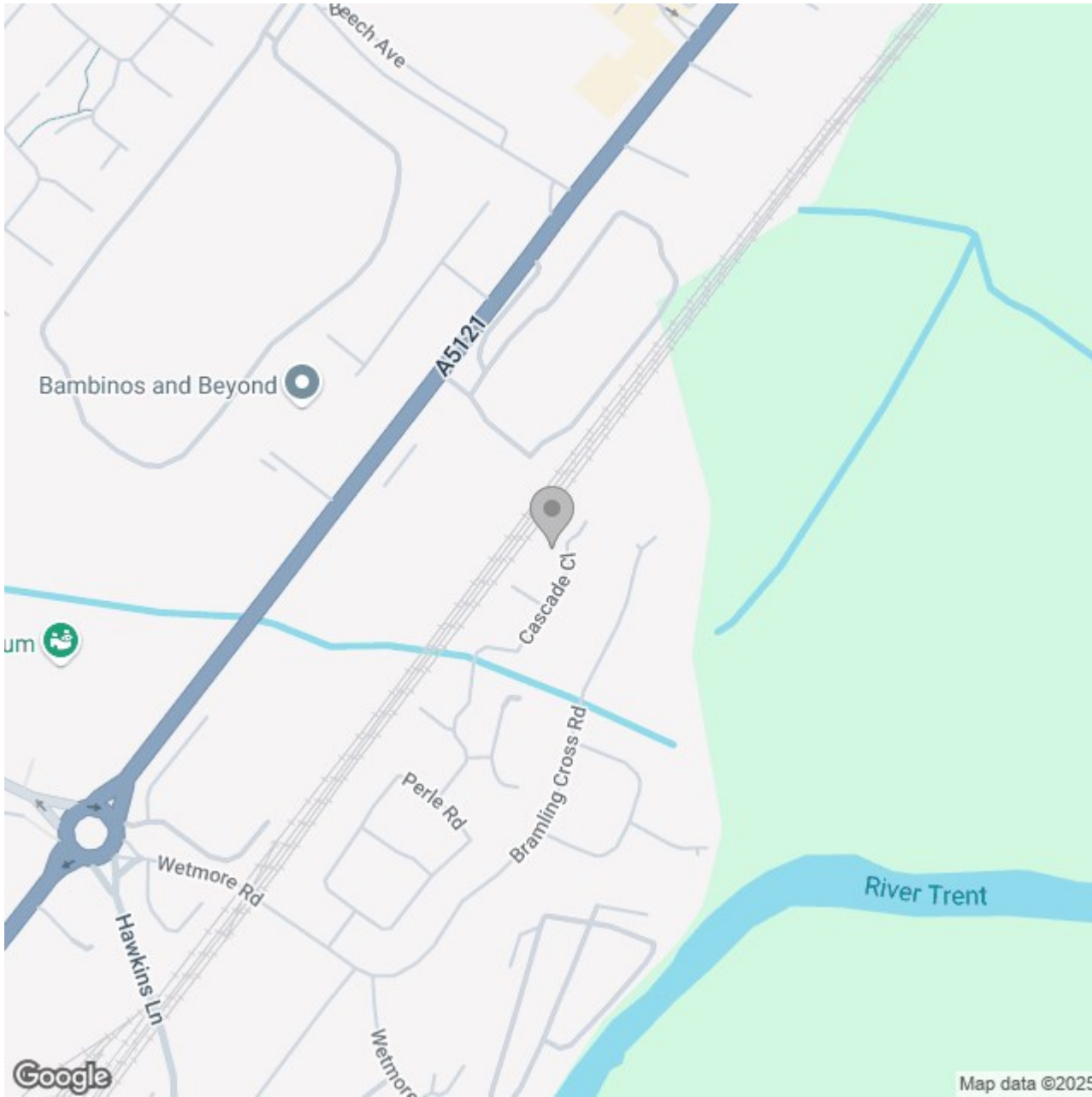


(1) Excluding balconies and terraces


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            | <b>93</b>   |
| (81-91) <b>B</b>                                   | <b>82</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>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |