





This well-presented four-bedroom detached property is situated on a sought-after residential road and offers a garage with a driveway providing off-street parking. The accommodation includes a versatile ground-floor bedroom and three generously sized double bedrooms on the first floor, with the master benefitting from an en-suite. To the rear of the property, there is a large, extended open-plan kitchen-diner, perfect for modern family living, which opens onto a spacious garden ideal for outdoor enjoyment.



## Accommodation

### Ground Floor

The property is entered via a front entrance door into a welcoming hallway with stylish parquet flooring, stairs rising to the first floor, and doors leading to the living room, a ground-floor bedroom, and the extended kitchen diner. To the left, the living room is a bright and inviting space, also featuring parquet flooring, two central heating radiators, two double-glazed windows to the front elevation, and a fireplace as a focal point.

Straight ahead from the hallway, the ground-floor bedroom offers versatility and includes a central heating radiator, a double-glazed window to the rear elevation, and a door leading to a convenient en suite wet room. The wet room is fitted with a low-level WC, a wash hand basin with mixer tap, a heated ladder towel rail, a shower with handset over tiled walls, and a double-glazed window to the side elevation.

To the right of the hallway, a door leads into the impressive extended kitchen diner. This modern and spacious area is equipped with a selection of matching wall and base units with granite preparation surfaces, an island with additional cupboard storage and a granite worktop, and two central heating radiators. Natural light floods the space through double-glazed windows to the side and rear elevations, a skylight, and recessed spotlighting. The kitchen area includes space for a fridge freezer, an integrated microwave, space for a cooker, and a sink with a mixer tap. Double-glazed French doors open out onto the rear garden,



seamlessly connecting indoor and outdoor spaces.

### First Floor

Stairs ascend from the entrance hallway to the first-floor landing, which includes a loft hatch and doors to all upper-floor rooms. The master bedroom is a generously proportioned space with double-glazed windows to the rear elevation, ample room for a double bed, a built-in storage cupboard, and a loft hatch. A door leads to the en suite shower room, which comprises a three-piece suite including a low-level WC, a wash hand basin with mixer







tap, a heated ladder towel rail, and a double shower cubicle with a sliding glass door and a gravity-fed shower.

The family bathroom is well-appointed, featuring a three-piece suite with a low-level WC, a wash hand basin with mixer tap and a vanity unit below, a bath with a mixer tap and handset over, a heated ladder towel rail, fully tiled walls, and a double-glazed window to the rear elevation.

Also on the first floor are two additional double bedrooms. Each room benefits from a central heating radiator and a double-glazed window to the front elevation, offering ample natural light and a comfortable living space.

#### Outside

To the front elevation, the property benefits from a driveway providing off-street parking, alongside an adjacent garage. Steps lead up to the main entrance, while a pathway provides convenient access to the rear garden. The rear garden is thoughtfully designed, featuring a spacious patio area ideal for outdoor seating and entertaining. Beyond the patio lies a generous lawned garden, enclosed by a combination of low hedgerow and timber fencing, offering both privacy and charm.

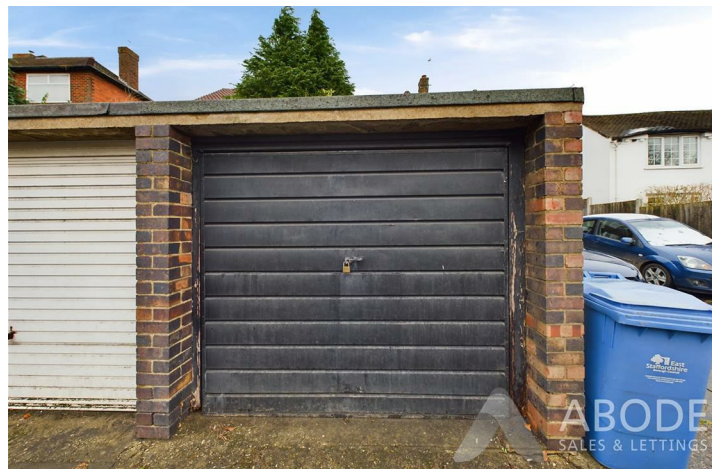






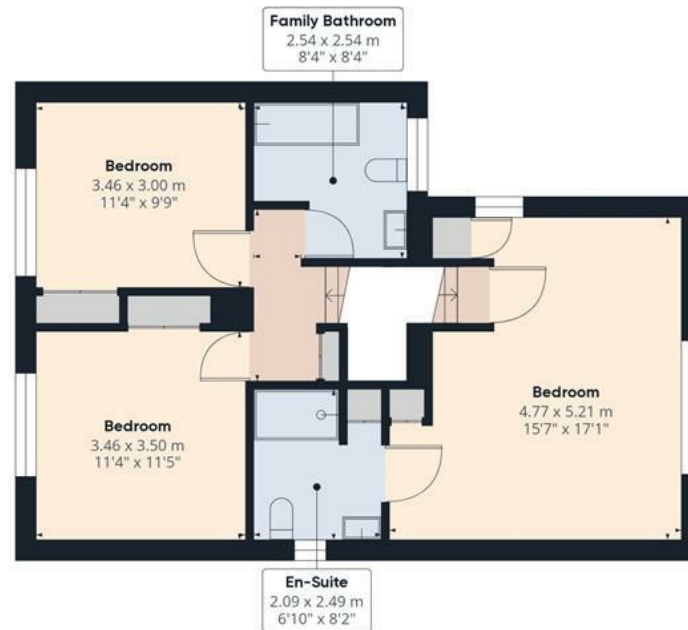








Floor 0



Floor 1

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

142.54 m<sup>2</sup>

1534.3 ft<sup>2</sup>

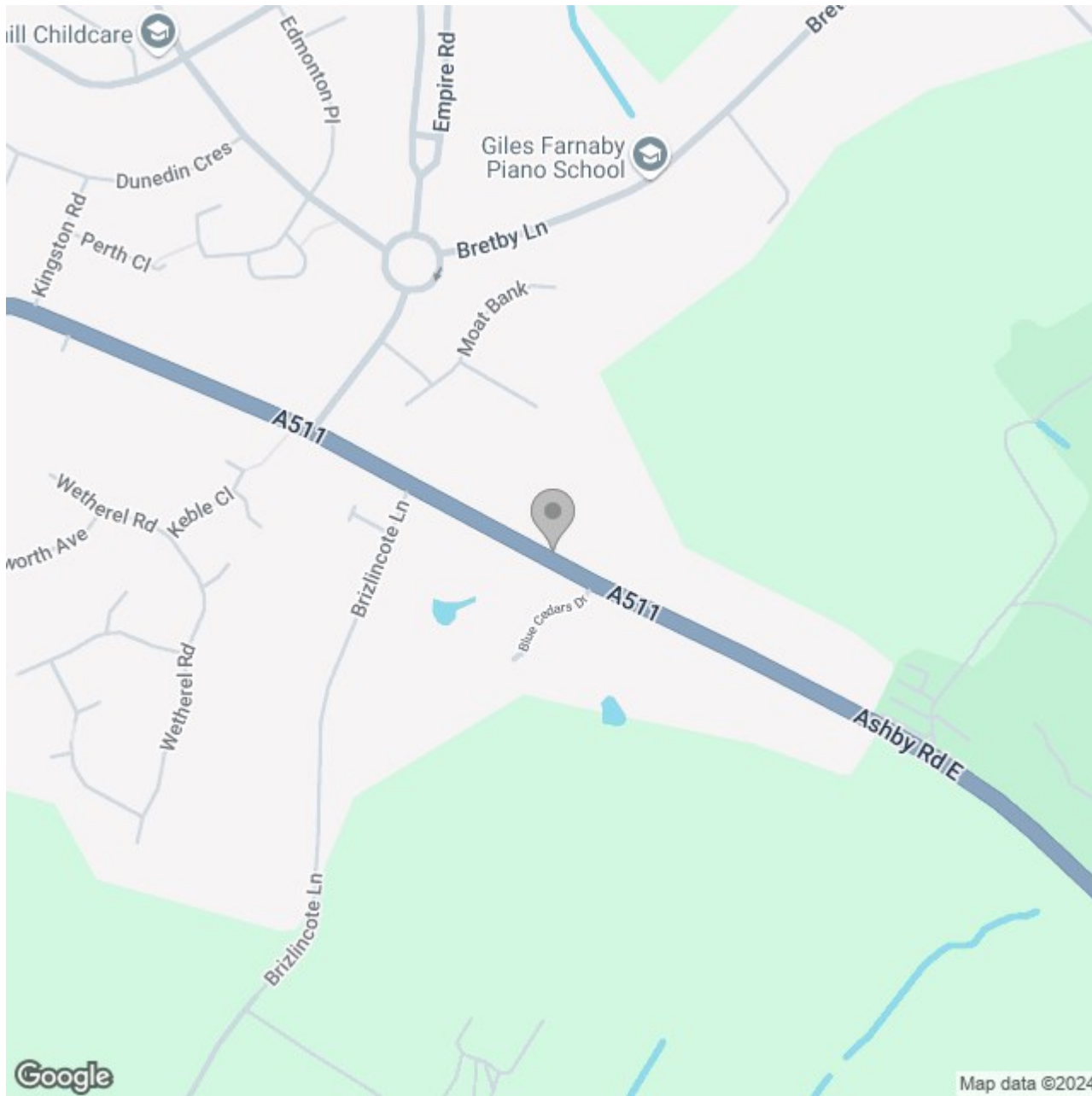
(1) Excluding balconies and terraces

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.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	