





This detached family home offers versatile and spacious living in a popular village, featuring four bedrooms and an array of attractive amenities. With two reception rooms and a good-sized kitchen, driveway and garage, this property is perfect for families seeking a comfortable and convenient lifestyle. There is no upward chain, making it an ideal purchase.



Accommodation

Ground Floor:

The ground floor features an inviting entrance hall with wooden flooring, leading to a cloakroom, lounge, dining room, and a kitchen/breakfast room. The lounge includes a gas fireplace and provides access to the dining room. The kitchen/breakfast room is well-equipped with modern appliances and offers convenient garden access. There's also an integrated garage that has been partitioned into two storage spaces.

First Floor:

Upstairs, the master bedroom boasts an en-suite shower room, while three additional bedrooms share a family bathroom. Both practical storage solutions and aesthetic touches like coving are present throughout.

Outside:

The property includes established gardens at the front and rear, with a variety of shrubs and a sun patio seating area. There's a double-width driveway that provides access to the garage, and gated side access adds to the convenience. An outside cold water tap is also available for gardening needs.



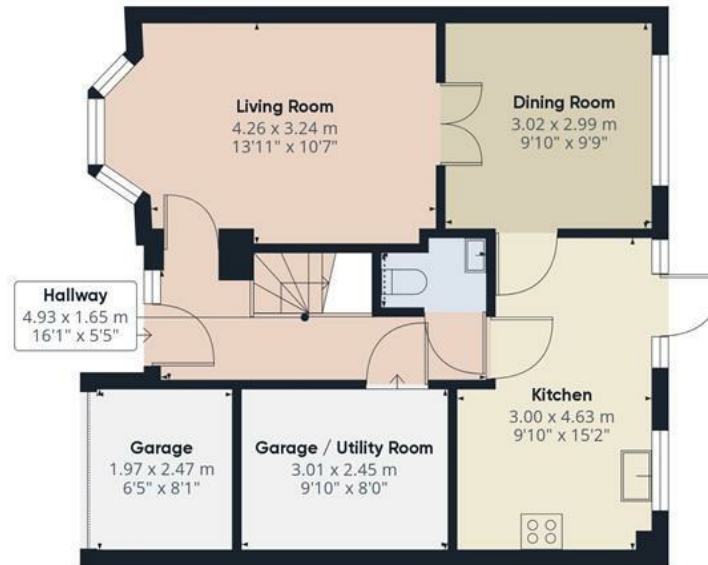












Floor 0



Floor 1

Approximate total area⁽¹⁾

105.98 m²

1140.76 ft²

Reduced headroom

0.05 m²

0.55 ft²

(1) Excluding balconies and terraces

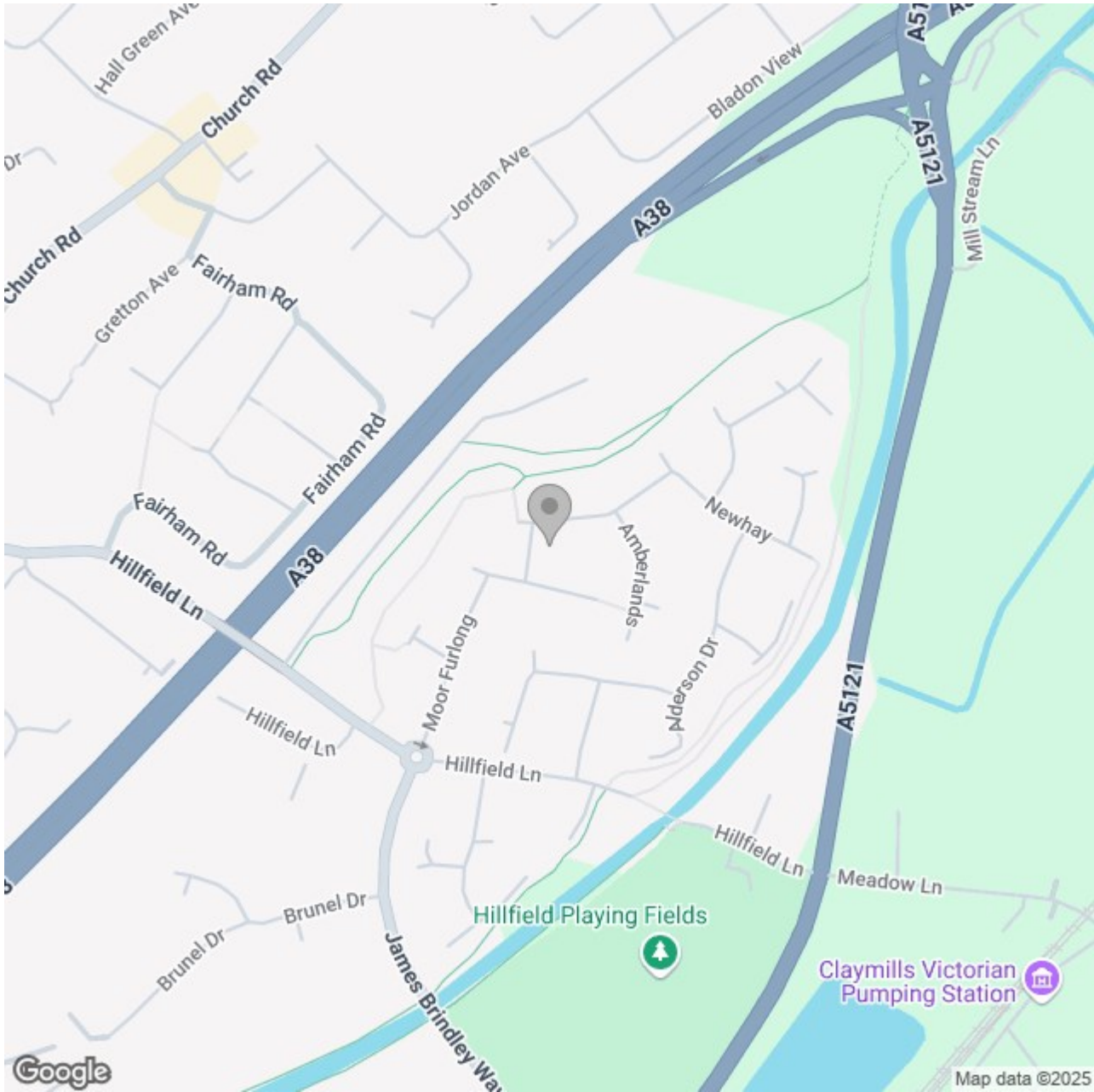
Reduced headroom

..... 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		
(81-91) B		81
(69-80) C	65	
(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 