





This beautifully presented three-bedroom detached home benefits from a builder's warranty and offers a spacious driveway leading to a detached garage. The fully landscaped gardens to the front, side, and rear feature an astroturf lawn and a large patio area, providing an excellent outdoor space. Inside, the property boasts three well-proportioned bedrooms, including a master with an en-suite, a stylish kitchen-diner, and a good-sized family living area with a separate lounge. Combining modern comfort with low-maintenance living, this home is an excellent opportunity. Viewing is strictly by appointment only.



## Accommodation

The accommodation opens through a welcoming front entrance door into a well-appointed entrance hallway, featuring built-in storage, a central heating radiator, and elegant partial panelling along the stairwell. Stairs rise to the first floor, while doors lead off to various ground-floor rooms.

To the right, the spacious living room is flooded with natural light from a double-glazed window to the front elevation, complete with bespoke fitted shutters, and double-glazed French doors that open onto the rear garden. The room benefits from two central heating radiators, creating a warm and inviting space for relaxation.

Straight ahead, the WC cloakroom comprises a wash hand basin with tiled splash backs, a low-level WC, and a central heating radiator.

To the left, a door leads into the stylish kitchen-diner, fitted with a selection of matching wall and base units, complemented by tiled splash backs. Integrated appliances include a double electric oven, induction hob with extractor over, dishwasher, and fridge-freezer, while under-counter drawers provide ample storage. A one-and-a-half-bowl sink with a mixer tap and drainer sits beneath double-glazed windows to the front and side elevations, both fitted with bespoke shutters. The kitchen is further enhanced by recessed spotlighting, a wall-mounted gas boiler housed in a wall unit, and a central heating radiator.

Ascending to the first floor, the landing provides access to three well-proportioned bedrooms, all featuring double-glazed windows. The master bedroom enjoys a dual aspect with windows to the front and side elevations, both fitted with bespoke shutters, and benefits from an en-suite shower room. The en-suite comprises a three-piece suite, including a shower cubicle with a glass sliding door and electric shower, a wash hand basin with a vanity unit and mixer tap, a low-level WC, and a heated ladder towel rail, all complemented by partially tiled walls.

The second bedroom also boasts a dual aspect with windows to the front and side elevations, fitted with bespoke shutters, and includes a central heating radiator. The third bedroom features a double-glazed window with built-in shutters and a central heating radiator.

The family bathroom is fitted with a modern three-piece suite, including a wash hand basin with a mixer tap and vanity unit below, a low-level WC, and a bath with a mixer tap and handheld shower attachment. Partially tiled walls, a heated ladder towel rail, and a double-glazed window with opaque glass to the front elevation complete this well-appointed space.

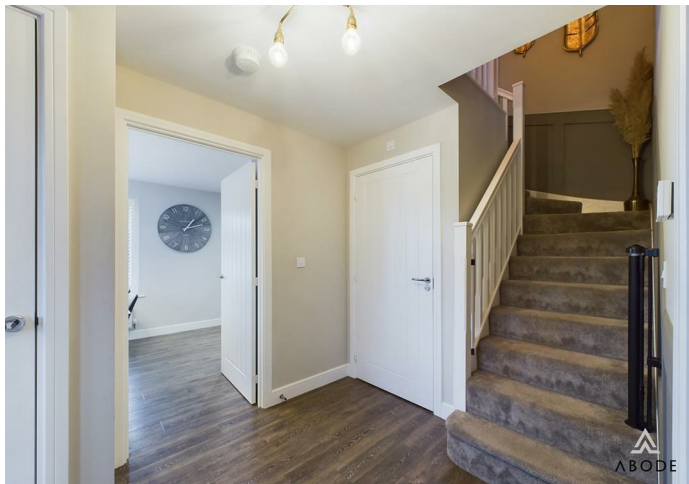
## Outside

The property is beautifully complemented by its meticulously landscaped exterior. To the front elevation, a well-maintained garden sets an inviting first impression, with steps leading up to the front entrance door. A side pathway provides convenient access to a pedestrian gate, which opens into the rear garden.

To the side of the property, a tarmac driveway offers ample parking and leads directly to the detached garage.

The rear garden has been thoughtfully designed for both aesthetics and practicality, featuring a spacious patio area that seamlessly transitions into an astroturf lawn, creating an ideal space for outdoor relaxation and entertaining. The garden is enclosed by a combination of timber fencing and a brick wall, ensuring both privacy and security.











ABODE







Floor 0



Floor 1

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

79.78 m<sup>2</sup>

858.74 ft<sup>2</sup>

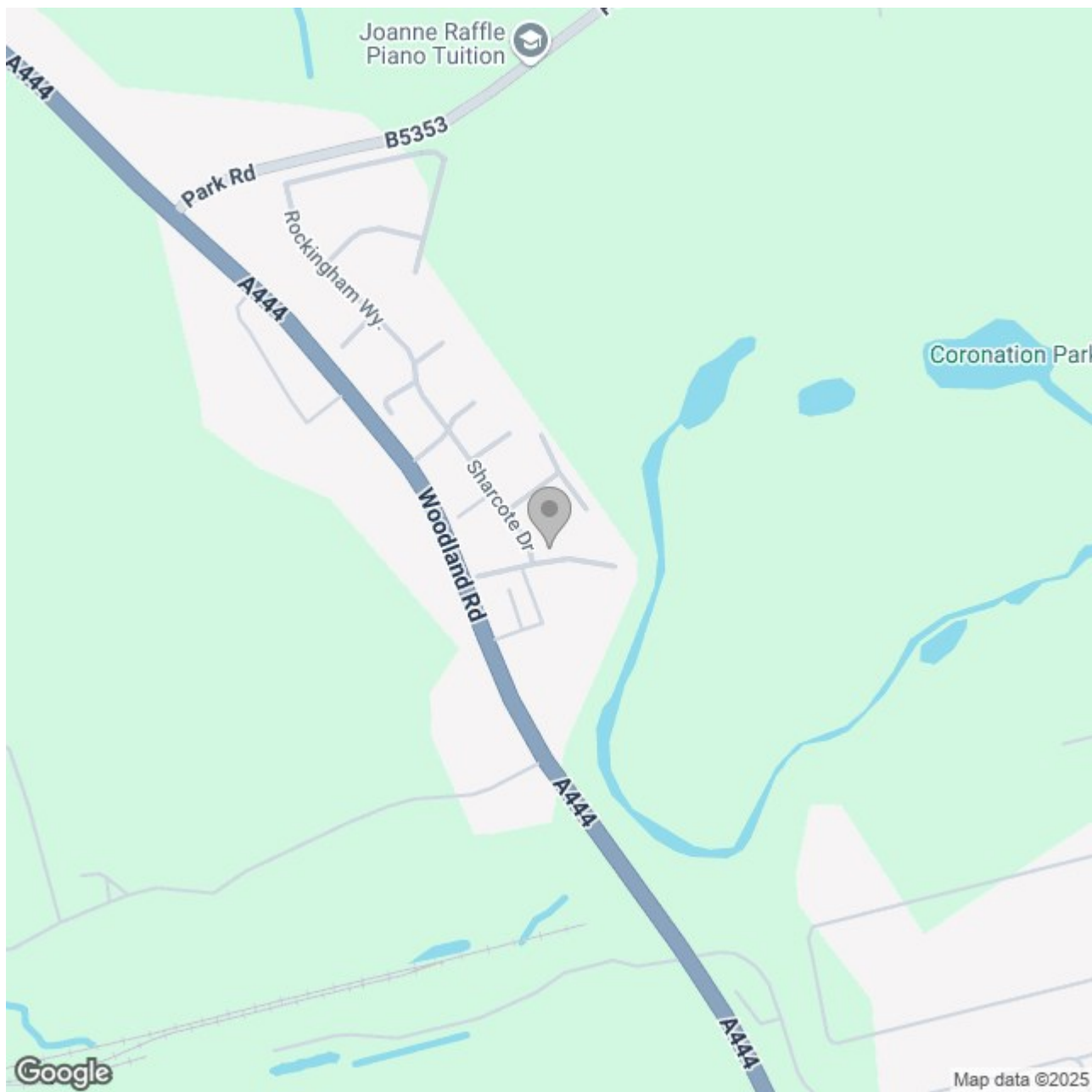
(1) Excluding balconies and terraces

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.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</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 