







**\*\*GARAGE AND DRIVEWAY\*\*** A stylish and well-finished three-bedroom home, boasting open-plan living spaces, a dual-aspect living room, and a contemporary kitchen with French doors to the garden. Upstairs features include a master bedroom with en-suite, a modern family bathroom, and built-in storage in the second bedroom. Complete with quality design features throughout, this property is perfect for modern living.





## Accommodation

This elegant three-bedroom home offers a blend of contemporary design, open-plan living, and high-quality finishes, perfect for modern family life.

Upon entering the property, a central hallway welcomes you with access to a convenient cloakroom. To one side, the spacious dual-aspect living room is bright and inviting, ideal for hosting guests or relaxing in comfort. On the other side, the open-plan kitchen and family area serve as the heart of the home, with stylish French doors leading directly to the rear garden. The kitchen is fitted with sleek, modern units and integrated appliances, ensuring both functionality and sophistication. Adjacent to the kitchen, a utility room provides additional practicality, with space for laundry and extra storage.

The first floor accommodates three well-proportioned bedrooms. The principal bedroom benefits from a luxurious en-suite shower room, featuring Roca sanitary-ware, Bristan chrome-finish brassware, and elegant wall tiling. The family bathroom is finished to the same high standard, offering a serene space for relaxation. Bedrooms two and three are generously sized, with bedroom two featuring a built-in storage cupboard, ideal for organising clothes and linens.

Outside, the property enjoys a well-maintained rear garden accessible via French doors, offering an ideal space for outdoor dining or leisure.

**Kitchen Diner**  
8'11" x 16'11"



**Living Room**  
16'11" x 9'6"

**Master Bedroom**  
13'1" x 12'10"

**Bedroom Two**  
12'10" x 10'2"

**Bedroom Three**  
8'10" x 6'6"

**Information**









Estate Management Charge: £108.50

Internal Area: 894 sq. ft.

Council tax band: D

Tenure: Freehold



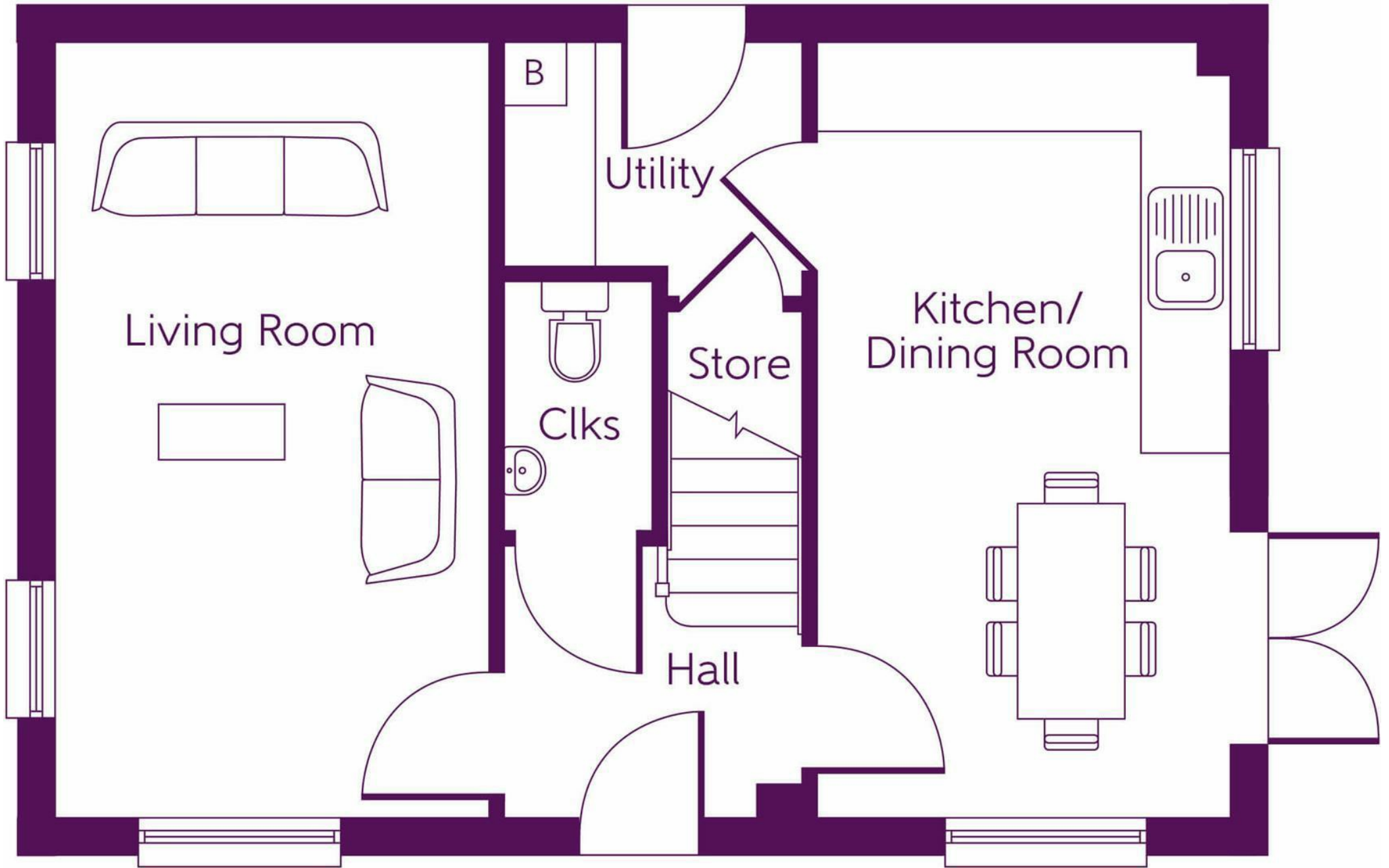






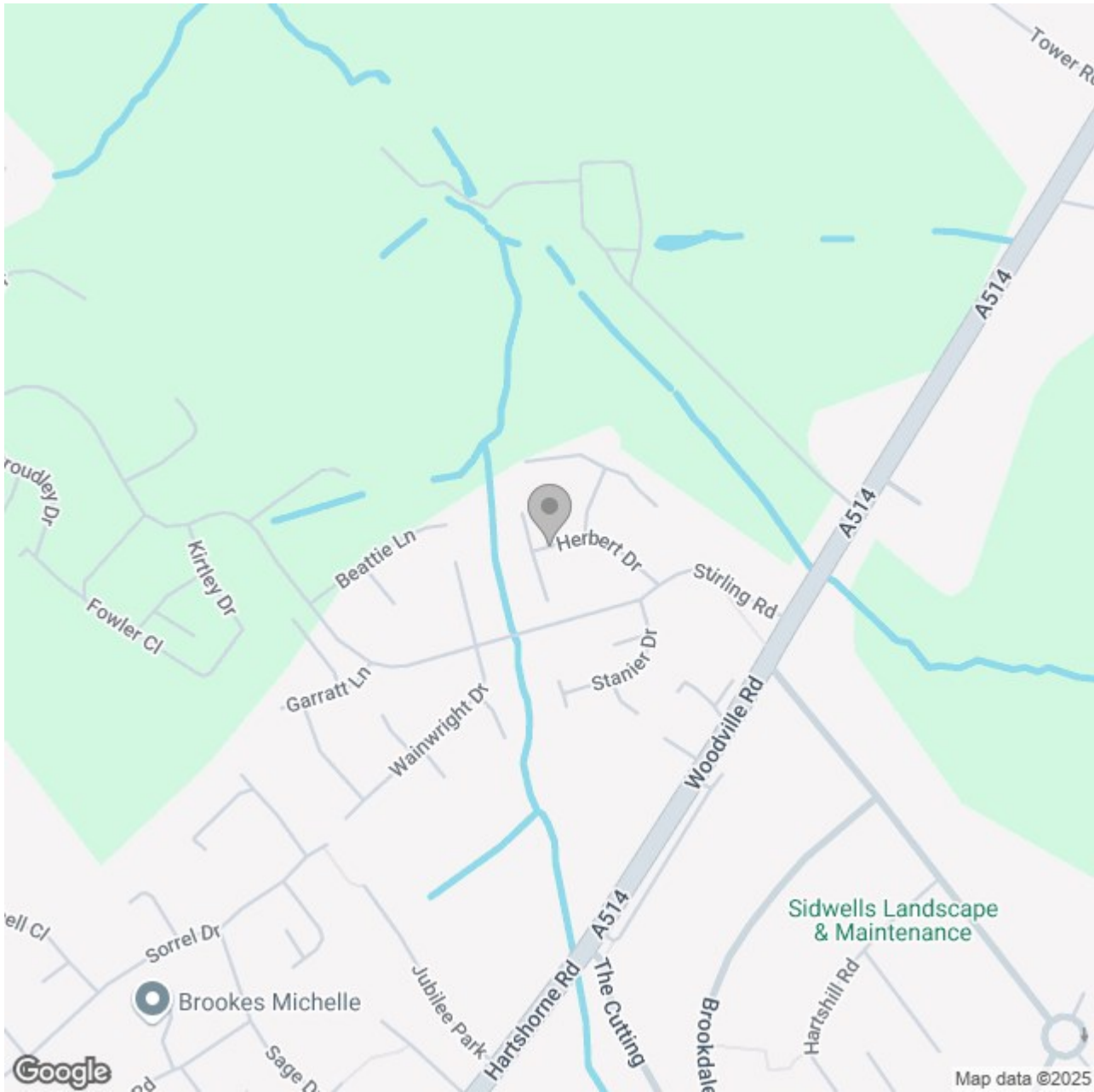












## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC

