





**** STUNNING RURAL VIEWS OVER OPEN COUNTRYSIDE | GENEROUS PARKING TO REAR**

N.b. All buyers are encouraged to note the boundary plan for the property and are advised to use the garage as the main form of access to the rear parking area. The property is strictly to be sold with what is within this boundary outline only. Any enquiries on this matter should call the agent for more information.

A beautifully presented modern detached home offering breathtaking views to the rear. This property is equipped with UPVC double glazing and gas central heating throughout. The accommodation briefly comprises an inviting entrance leading into the spacious lounge with integral garage access, a well-appointed dining kitchen with adjoining utility room/cloakroom, three spacious bedrooms with attached office and dressing area to the master. Additionally, there is a family bathroom.

The property further benefits from a rear garden with patio, plus a single garage with electric roller doors at both the front and rear, providing access to the rear off road parking area.



Lounge

With a composite front door leading into, UPVC double glazed window to the front elevation, two central heating radiators, TV aerial point, smoke alarm, thermostat, carbon monoxide detector, staircase rising to the first floor landing and door leading to:

Garage

Internal door from the lounge leading into, the attached garage has two electric roller doors to both front and rear elevations and the houses central heating combination gas boiler.

Kitchen

With 2x UPVC double glazed windows to the rear elevation and a set of UPVC double glazed French doors leading to the rear patio, the kitchen features a range of matching base and eye level storage cupboards and drawers with wood block effect roll top preparation work surfaces and complementary tiling to both floor and wall coverings. Integrated appliances include a one and a half stainless steel sink and drainer with mixer tap, four ring induction hob with oven and grill, pull out larder cupboards and plumbing space for undercounter and freestanding white goods, central heating radiator, access into loft space via loft hatch and spotlighting to ceiling, internal door leading to:

Utility Room/WC

With tiled flooring throughout, low level WC, wash hand basin with mixer tap and tiled splashback, chrome heated towel radiator, extractor fan, consumer unit and plumbing space for freestanding white goods.



Landing

With a UPVC double glazed window to the rear elevation, smoke alarm, access to loft space via loft hatch, internal doors leading to:

Bedroom One

With UPVC double glazed window to the rear elevation, access to loft space via loft hatch, featuring a range of matching built-in fitted wardrobes with mirrored fronts comprising of hanging rails and shelving, central heating radiator, dressing area and internal door leading to:







Office

With a UPVC double glazed frosted glass window to the front elevation and central heating radiator.

Bedroom Two

With a UPVC double glazed window to the front elevation and central heating radiator.

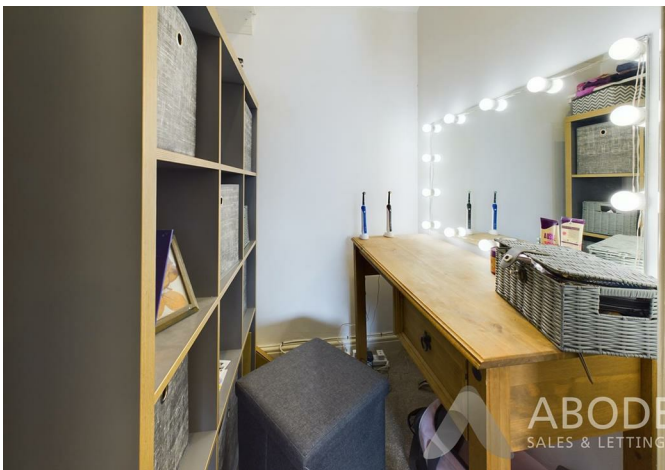
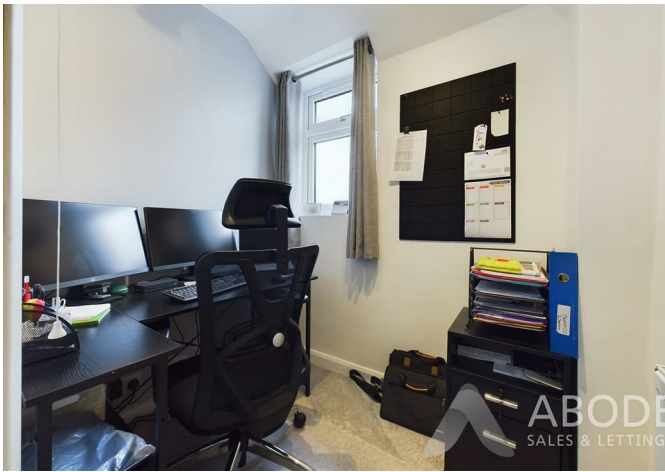
Bedroom Three

With a UPVC double glazed window to the rear elevation and central heating radiator.

Bathroom

With a UPVC double glazed window to the front elevation, featuring a three piece bathroom suite comprising of a low level WC, wash hand basin with mixer tap, P-shaped bath unit with a glass screen and shower over, complementary tiling to both floor and wall coverings and chrome heated towel radiator.










ABODE







Floor 0

Approximate total area⁽¹⁾

109.96 m²
1183.59 ft²

Reduced headroom

1.33 m²
14.36 ft²



Floor 1

(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		94
(81-91) B	83	
(69-80) C		
(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	