





This exceptional four-bedroom detached property, built by Red Row, offers contemporary family living at its finest. Featuring a breathtaking open-plan kitchen, dining, and living area that seamlessly extends to a spacious garden, this home is perfect for modern lifestyles. A generous living room, two en-suites, a stylish family bathroom, and a double integral garage complete the impressive layout. Situated in a highly desirable residential development, this is a rare opportunity not to be missed.



## Accommodation

Upon entering through the front door, you are welcomed into a bright and spacious entrance hallway, featuring a central heating radiator and a staircase rising to the first floor. From here, doors lead to the integral double garage, the living room, WC/cloakroom, and the stunning open-plan kitchen, dining, and living area.

To the left, the living room is a beautifully appointed space, boasting a striking bay-fronted double-glazed window that fills the room with natural light. A feature fireplace with a hearth and inset electric fire creates a warm and inviting ambiance, complemented by a central heating radiator.

To the right, the WC/cloakroom offers contemporary elegance with a stylish WC, a sleek wash-hand basin with a mixer tap, and a central heating radiator.

Straight ahead, the home opens up into the breathtaking open-plan kitchen, dining, and living area—the true heart of the home. The kitchen is beautifully designed with a selection of matching wall and base units, topped with sleek quartz worktops and a stainless steel sink unit with a mixer tap. There is under-counter space for both a washing machine and tumble dryer, along with a cupboard housing the wall-mounted gas boiler. A side-access door provides convenient entry to the exterior. Integrated appliances include an under-counter fridge, freezer, and dishwasher, ensuring a streamlined, modern finish.

A door leads to the utility room, which mirrors the



kitchen's high-quality design with quartz worktops and a stainless steel sink unit with a mixer tap. There is under-counter space for both a washing machine and tumble dryer, along with a cupboard housing the wall-mounted gas boiler. A side-access door provides convenient entry to the exterior.

Flowing seamlessly from the kitchen, the dining and living area offers a generous and versatile space, perfect for both everyday family life and entertaining. There is ample room for a dining table, along with a designated seating







area for relaxation. Bi-folding doors open onto the patio, creating a seamless indoor-outdoor connection, while double-glazed windows to the rear elevation enhance the bright and airy feel. The space is completed with recessed spotlighting and multiple central heating radiators, ensuring warmth and comfort year-round.

#### First Floor

A staircase rises to the beautifully designed first-floor landing, where a large double-glazed window to the front elevation allows natural light to flood the space. A central heating radiator ensures warmth, while a loft hatch provides access to additional storage. From here, doors lead to four generously sized bedrooms, including two with en-suite facilities.



The fourth bedroom is a well-proportioned space, featuring a double-glazed window overlooking the rear garden and a central heating radiator. Adjacent to this, another double bedroom benefits from a built-in sliding mirror wardrobe, a central heating radiator, and a rear-facing double-glazed window, making it a bright and functional space.

The second bedroom is another impressive double, complete with a selection of built-in sliding mirror wardrobes for ample storage. A double-glazed window to the rear elevation allows for plenty of natural light, while a central heating radiator provides comfort. This room also enjoys the luxury of a private en-suite shower room, fitted with a stylish three-piece suite, including a low-level WC, a wash hand basin with a mixer tap, and a shower cubicle with a glass sliding door and gravity shower over. The space is beautifully finished with fully tiled walls, a heated ladder towel rail, and an opaque



double-glazed window to the rear elevation.

The master suite is a standout feature of the home, offering a sense of space and elegance. It boasts a built-in sliding mirror wardrobe, a central heating radiator, and both a standard double-glazed window and an attractive bay window to the front elevation, filling the room with natural light. A private en-suite shower room completes the suite, featuring a luxurious walk-in shower cubicle with a rainfall shower head and handheld attachment. The space is further enhanced by a stylish wash hand basin with a mixer tap, a low-level WC, fully tiled walls, a heated ladder towel rail, and an opaque double-glazed window to the side elevation for privacy.

#### Outside

To the front, the property boasts a generous driveway providing ample off-road parking and leading to the integral double garage. A pathway guides you to the front entrance door, while an adjacent neatly laid lawn garden, enhanced with shrubbery, adds to the home's curb appeal. A side access gate offers convenient entry to the rear garden.

The rear garden is an impressive outdoor space, predominantly laid to lawn and designed for both relaxation and entertaining. A large patio area provides the perfect setting for outdoor seating and dining, all enclosed by timber fencing to ensure privacy and security. This beautifully maintained garden offers a fantastic space for families and those who love to entertain.













Floor 0



Floor 1

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

179.68 m<sup>2</sup>

1934.06 ft<sup>2</sup>

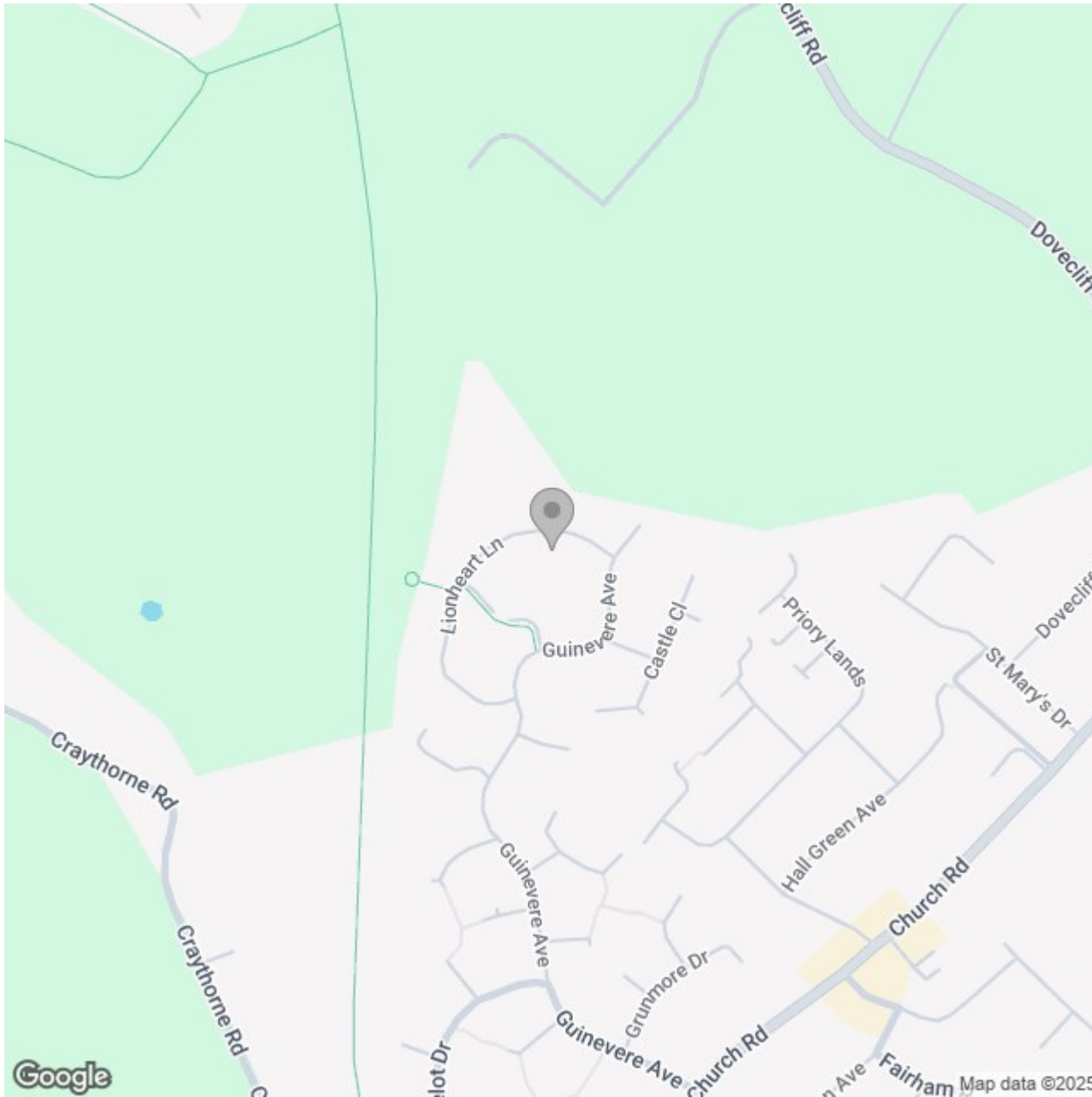
(1) Excluding balconies and terraces.

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</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 