





This impressive five-bedroom detached home is situated in a sought-after location with excellent access to local amenities and transport links. Benefiting from a remaining NHBC builder's warranty, the property offers spacious and well-designed accommodation, including a large kitchen-diner, a generous living room, and an integral garage. The five well-proportioned bedrooms provide ample space for family living, with two featuring en-suite shower rooms. A fantastic opportunity for those seeking a modern and well-located family home.



## Room Dimensions

### Ground Floor

Kitchen - 6.95 x 4.47 metre

Living Room - 6.03 x 3.56 metre

Utility - 2.24 x 1.93 metre

Cloakroom - 1.93 x 0.90 metre

Garage - 6.15 x 3.23 metre

### First Floor

Bedroom - 4.56 x 3.85 metre

En-suite - 1.85 x 1.72 metre

Bedroom - 3.61 x 3.28 metre

En-suite - 2.39 x 1.55 metre

Bedroom - 3.22 x 3.09 metre

Bedroom - 2.94 x 2.21 metre

Bedroom - 2.73 x 2.21 metre

Bathroom - 2.80 x 2.13 metre

## Accommodation

The property is accessed via a front entrance door leading into a welcoming hallway, where stairs rise to the first floor and doors lead off to the main living areas. To the left, the spacious living room enjoys an abundance of natural light from double-glazed windows to both the front and side elevations, offering a bright and airy space ideal for relaxation.

Straight ahead, the impressive open-plan kitchen-diner serves as the heart of the home. This stylish and well-appointed space features a selection of matching wall and base units, two electric ovens, a five-ring gas hob with extractor over, and ample room for a dining table and a seating area or snug. Double-glazed French doors open onto the rear garden, complemented by an additional double-glazed window that enhances the natural light. A



door from the kitchen leads to a useful utility room with space for white goods, a rear access door to the garden, and a further door to the WC cloakroom.

The first-floor landing provides access to five well-proportioned bedrooms and the family bathroom. Four of the bedrooms are generous doubles, while the fifth is a versatile single room, ideal as a home office if required. The master bedroom benefits from built-in wardrobes and an en-suite shower room, while a second bedroom also features its own en-suite. The family bathroom is fitted







with a modern three-piece suite.

Overall, this spacious and well-designed home offers excellent accommodation, making it a fantastic choice for family living.



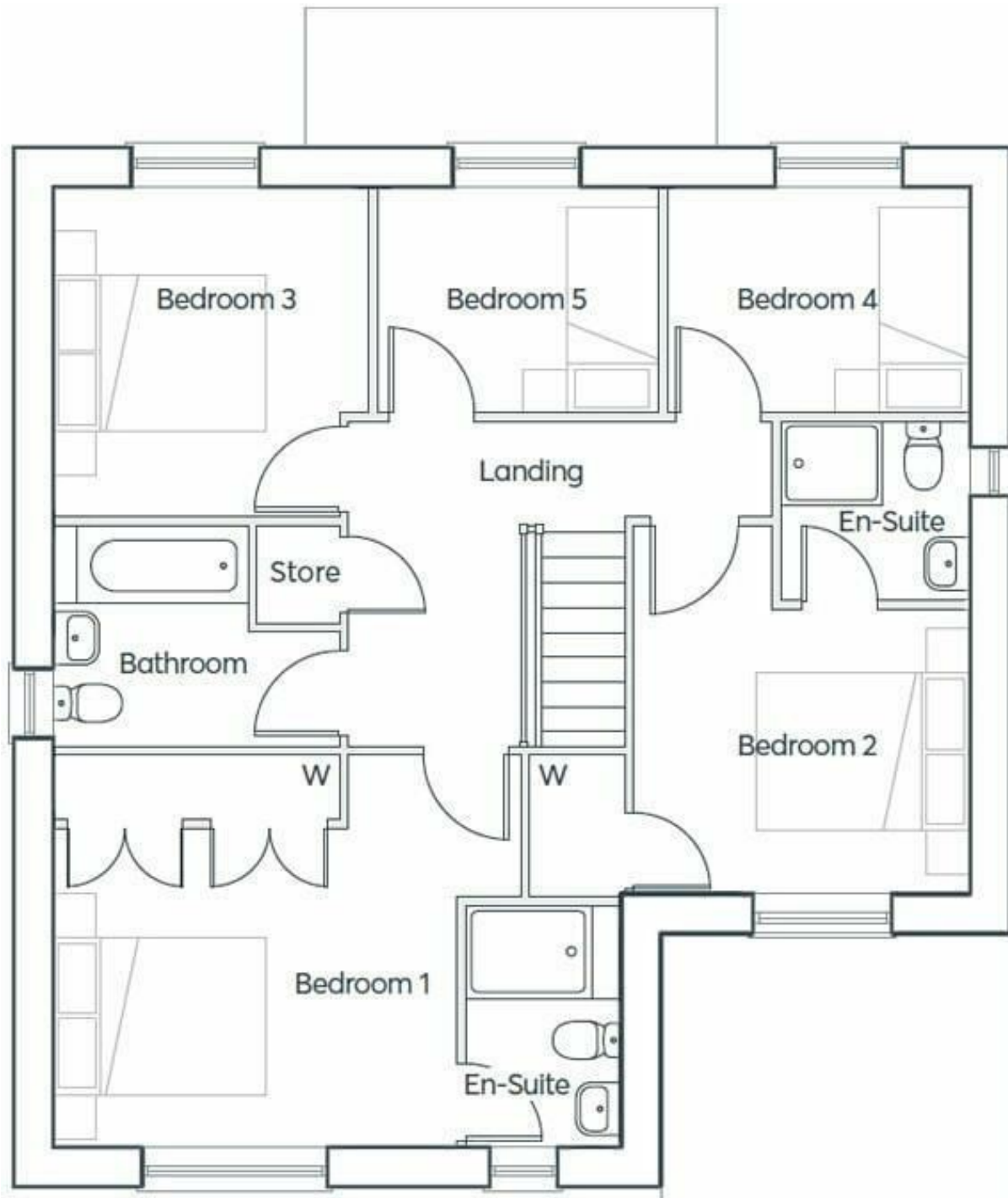


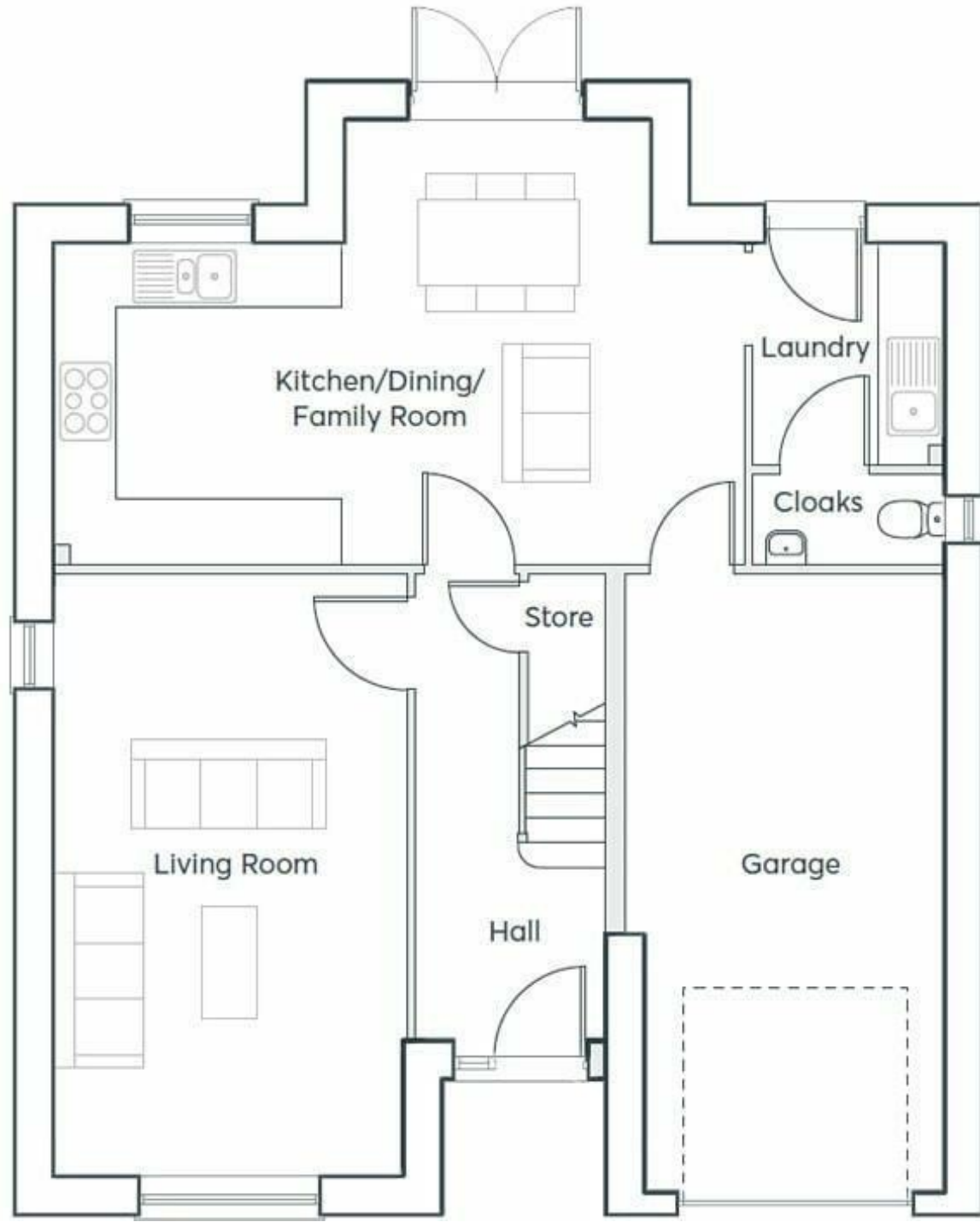














### Energy Efficiency Rating

	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	