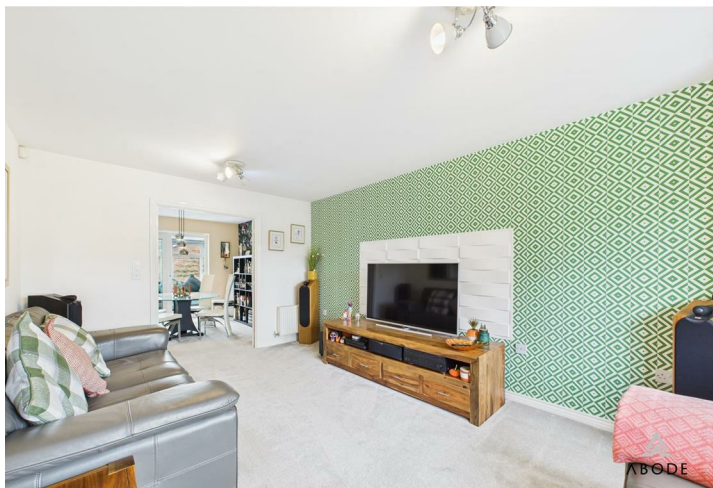








A beautifully presented four-bedroom detached family home occupying a generous corner plot, featuring four reception rooms including a games room, kitchen diner, utility room, and four well-proportioned bedrooms with an en-suite to the master. The property benefits from solar panels, a large private rear garden, and a good-sized driveway providing ample parking. Viewing is highly recommended.





## Accommodation

The accommodation leads through a front entrance door into a welcoming entrance hallway, providing doors to the living room, study, downstairs toilet, and kitchen-diner. To the left is a spacious study with a double-glazed window to the front elevation and ample room for desk and seating area. To the right is the formal living room, featuring a double-glazed window to the front elevation and offering comfortable space for living room furniture.

The kitchen-diner comprises matching wall and base units with straight-edge preparation surfaces, a breakfast bar with seating area, integrated dishwasher, double oven, gas hob with extractor hood above, recessed spot lighting, and a double-glazed window overlooking the rear garden. Adjacent to the kitchen is a useful utility room.

From the dining area, a sliding door leads into the sun room which then leads onto the large games room (formerly a double-detached garage), currently utilised as additional living space but easily converted back to garage use. The garden room provides delightful views of the garden, featuring double-glazed windows to the rear and side elevations, and French doors leading directly onto the patio area.

To the first floor, the landing gives access to four well-proportioned bedrooms and the family bathroom. The master bedroom enjoys two double-glazed windows to the front elevation, built-in wardrobes, and an en-suite shower room featuring a low-level WC, wash hand basin, and shower

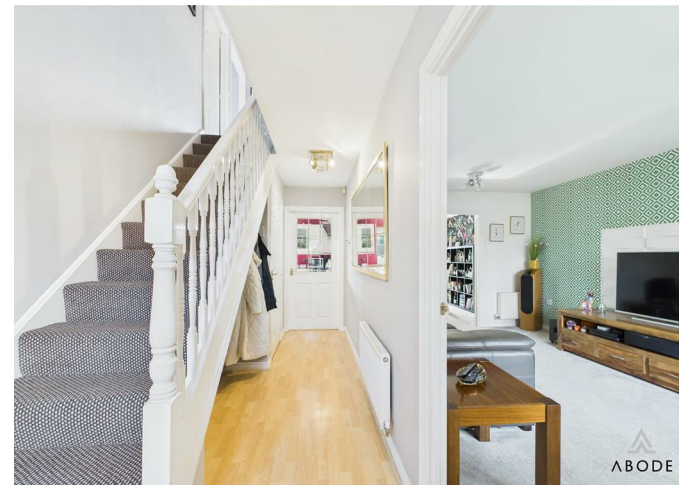


cubicle with tiled splash backs. Bedrooms two and three are double rooms with built-in wardrobes and double-glazed windows to front and rear elevations, respectively. The fourth bedroom is currently used as a study, offering flexibility, with a double-glazed window overlooking the rear garden. The family bathroom includes a three-piece suite, comprising bath, wash-hand basin, and low-level WC.

Externally, the property benefits from solar panels, off-street parking provided by a good-sized driveway, and occupies a generous private corner plot with a substantial rear garden ideal for families and entertaining.

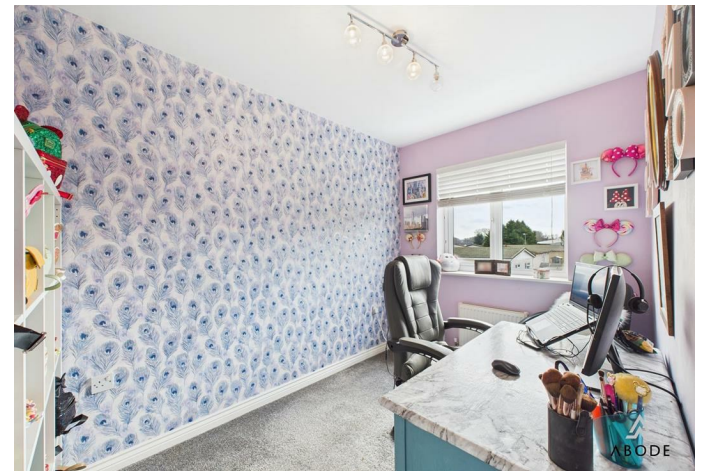












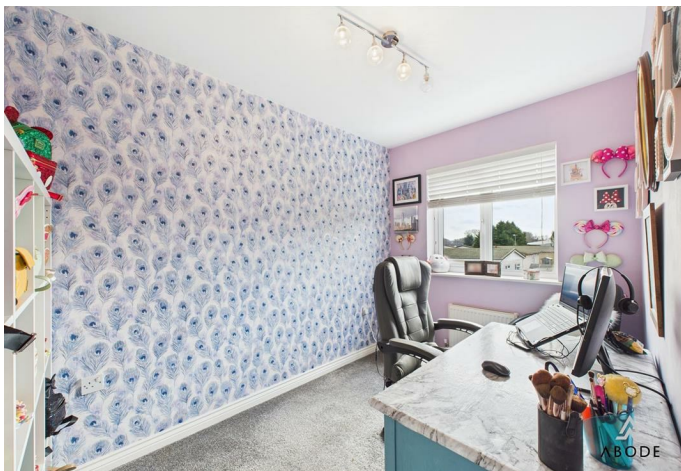
















Floor 0



Floor 1

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

158.13 m<sup>2</sup>

1702.1 ft<sup>2</sup>

**Reduced headroom**

1.19 m<sup>2</sup>

12.79 ft<sup>2</sup>

(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.

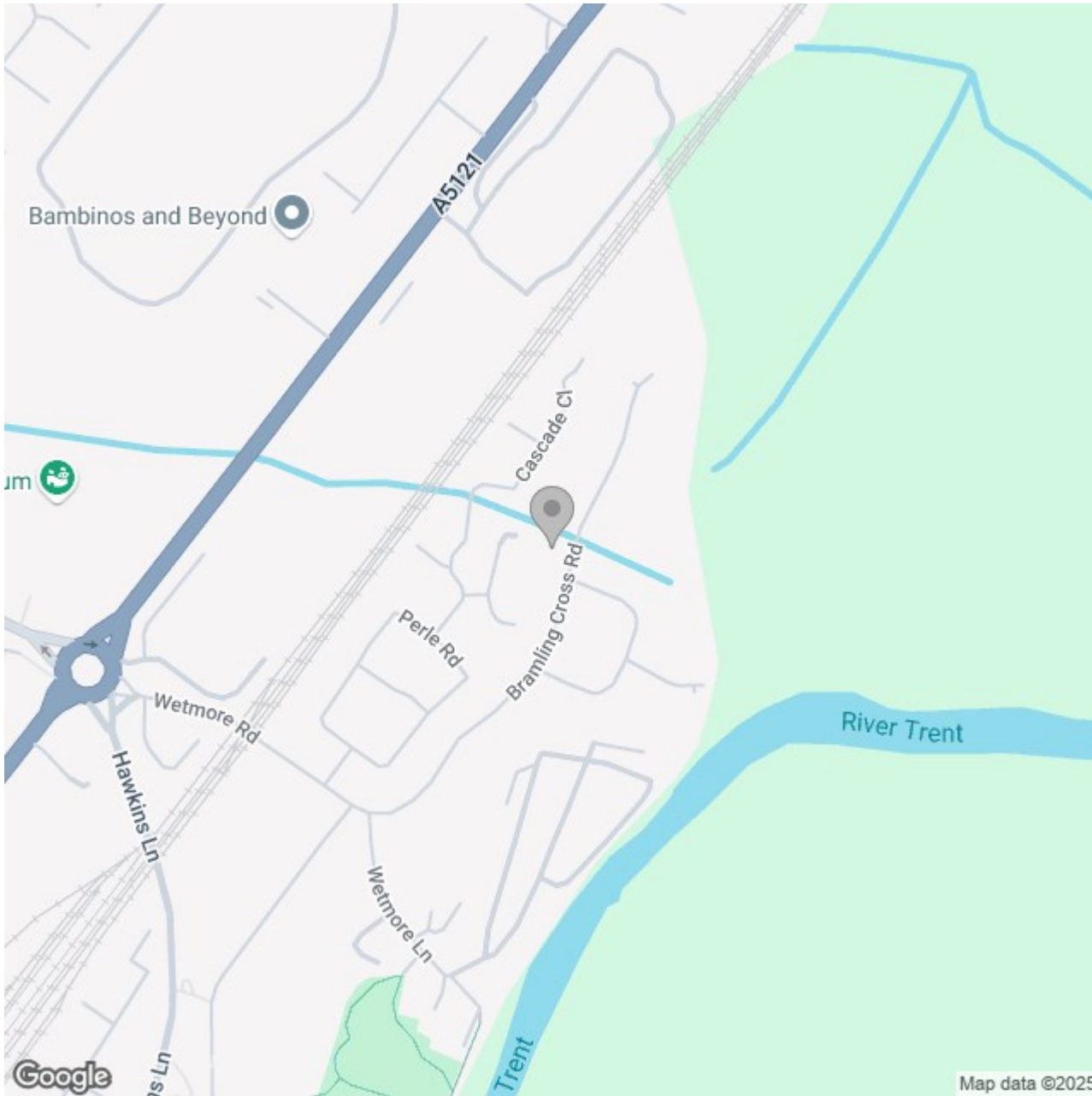
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**









## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>89</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 