





Situated on a corner plot within a modern residential development, this well-presented three-bedroom detached family home offers generous accommodation comprising of a generous living room, a fitted kitchen with dining space, a ground floor WC, three bedrooms, with master having ensuite and family bathroom. An enclosed rear garden, off-street parking and a detached garage.

Viewing strictly by appointment only



## The Accommodation

### Ground Floor

The property is entered via a central entrance hallway with stairs rising to the first floor and access to a useful ground floor WC. The dual aspect living room provides a bright and well-proportioned living space and a fitted dining kitchen which has a range of matching wall and base units and complementary work surfaces. Integrated appliances include an oven and gas hob with extractor above, with additional space for freestanding appliances. The kitchen comfortably accommodates a dining table, making it a practical space for both everyday use/

### First Floor

The first-floor landing gives access to three bedrooms and the main bathroom. The principal bedroom is a well-sized double room with ensuite fitted with a shower cubicle, wash hand basin and WC, while the second bedroom also offers comfortable double accommodation. The third bedroom is a versatile single room.

The family bathroom is fitted with a modern three-piece suite comprising a panelled bath, wash hand basin with vanity storage and a low-level WC, finished with contemporary tiling and flooring.

### Outside

To the rear, the property enjoys an enclosed garden designed for low-maintenance living, featuring a paved patio area ideal for outdoor seating and



entertaining, alongside an artificial lawn providing a safe and usable space for children. The garden is enclosed by fencing and brick walling, offering a good degree of privacy, and includes a timber garden shed for storage.

To the side of the property is a driveway providing off-street parking, which leads to a detached single garage, offering further parking or storage potential. The corner plot position gives the property a pleasant open aspect and a sense of space rarely found with homes of this style.











Floor 0

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

86.1 m<sup>2</sup>  
928 ft<sup>2</sup>



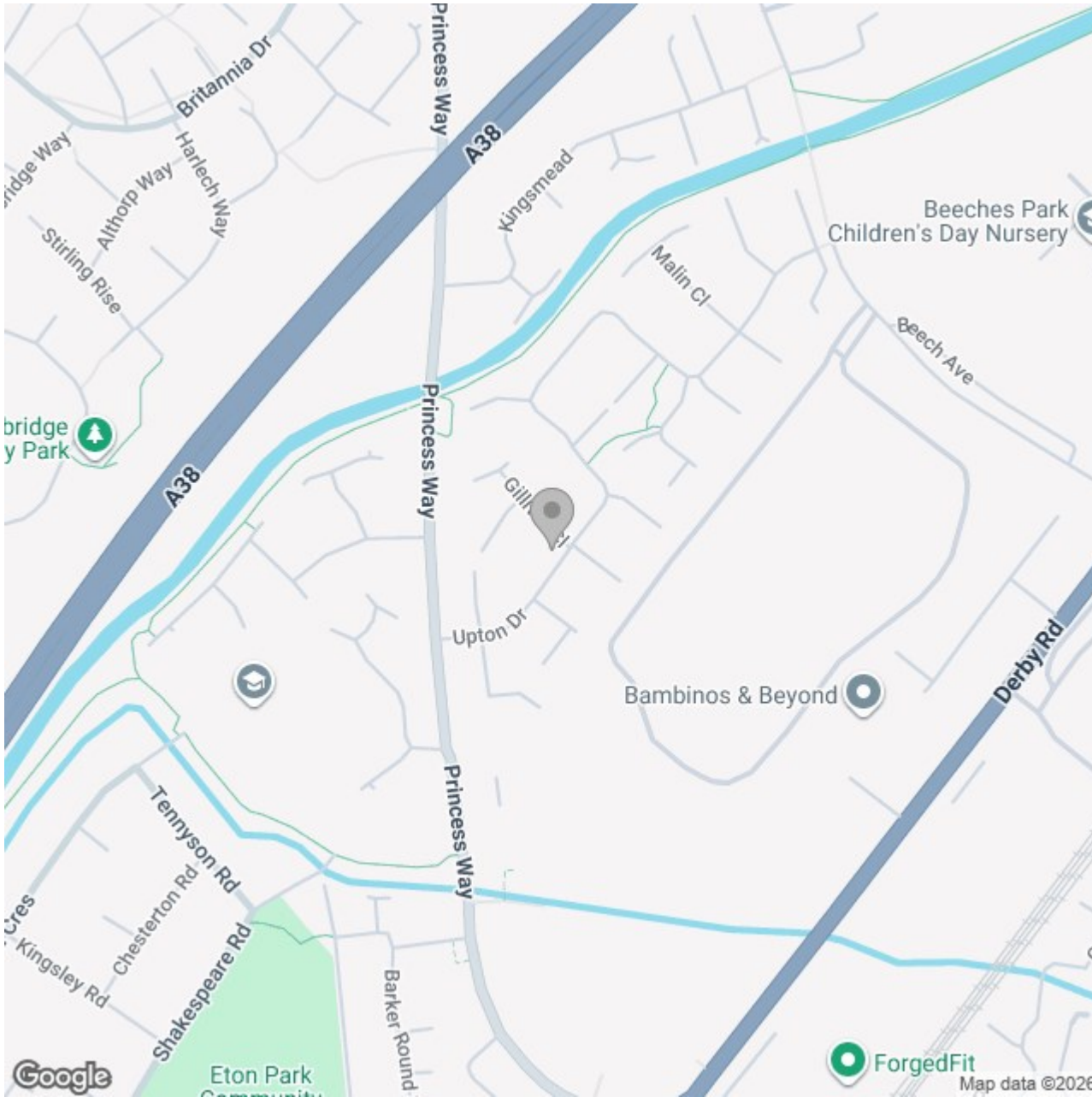
Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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>82</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	