





Discover the perfect blend of modern luxury and versatile living in this individual, bespoke built detached home. Designed with meticulous attention to detail, this property offers a rare flexibility that caters to a wide variety of buyers. Whether you are an established family seeking generous proportions or a buyer requiring future-proof accessibility, this residence adapts effortlessly to your lifestyle.

The ground floor is centered around a well-appointed kitchen and dining area, complete with integrated appliances, range-style cooking, and a practical adjoining utility room. For relaxation and entertaining, the home features a dual-aspect dining room and a spacious main lounge, which boasts French doors opening onto a private side patio. Notably, the ground floor includes a dedicated double bedroom with a modern en-suite shower room, providing a perfect solution for elderly relatives or guest accommodation without the need for stairs.

The theme of light and space continues upstairs, where a bright landing with Velux windows leads to three further well-proportioned bedrooms. The second bedroom enjoys its own private en-suite facilities, while the remaining rooms are served by a contemporary family bathroom featuring a stylish pear-shaped bath.

Externally, the property is situated within a thoughtful plot that includes a secluded rear garden, offering a peaceful and private sanctuary. The exterior also features a substantial detached garage with a trussed roof for additional storage, power sockets, and convenient side access. This is a rare opportunity to acquire a high-specification, bespoke home that provides both elegance and practical, multi-generational living solutions.



## Hallway

A welcoming entrance hall accessed via a UPVC double glazed frosted front door. Finished with complementary tiled flooring throughout and featuring two central heating radiators, a staircase rising to the first floor, and a useful under-stairs storage cupboard. Includes a smoke alarm and internal doors leading to all principal rooms.

## Kitchen/Diner

A well-appointed kitchen with a UPVC double glazed window to the rear elevation. Fitted with a range of matching base and eye-level storage units with complementary work surfaces and tiled splashbacks. Integrated appliances include a stainless steel 1.5 bowl sink and drainer with mixer tap, range-style cooker with gas hob, oven and grill, stainless steel extractor hood, fridge, freezer, and dishwasher. Additional features include LED downlighting, display cabinetry, tiled flooring, central heating radiator, and TV aerial point. Internal door to utility room.

## Utility Room

Accessed via a UPVC double glazed rear entrance door with adjoining window, this practical utility space offers tiled flooring, matching base units with work surfaces, and tiled splashbacks. Includes a stainless steel sink with mixer tap, plumbing for under-counter appliances, central heating radiator, and housing for the gas central heating boiler.



## Dining Room

A versatile reception room currently used as a dining area but equally suitable as a second lounge, family room, or playroom. Featuring two UPVC double glazed windows to the front and side elevations, central heating radiator, and TV and telephone points.







### Lounge

A spacious main reception room with UPVC double glazed window to the front elevation and UPVC double glazed French doors opening to the side patio. Includes central heating radiator, TV aerial point, carbon monoxide detector, and smoke alarm.

### Cloakroom/W.C.

Fitted with a low-level WC and wash hand basin. Finished with tiled flooring, chrome heated towel rail, and extractor fan.

### Ground Floor Bedroom

Ideal for multi-generational living or guest accommodation. Featuring a UPVC double glazed window to the rear elevation, central heating radiator, and TV aerial point. Internal door leads to the en suite.

### En-suite

A modern three-piece shower room comprising a low-level WC, pedestal wash hand basin with mixer tap and tiled splashback, and a shower cubicle with complementary tiled surrounds. Includes a central heating radiator and extractor fan.

### Landing

A bright and airy landing featuring two double glazed Velux windows to both front and rear elevations, providing excellent natural light. Includes a smoke alarm, central heating radiator, and internal doors leading to all principal rooms.

### Bedroom Two

A well-proportioned bedroom with UPVC double glazed windows to the front and side elevations. Benefits from a central heating radiator, TV aerial point, and a useful airing cupboard housing the hot water tank. Internal door providing access to the en suite.

### En-suite

Comprising a double glazed Velux window to the rear elevation with fitted blind. The modern three-piece suite includes a low-level WC, pedestal wash hand basin with mixer tap, and a shower cubicle with complementary tiled surrounds. Finished with a chrome heated towel rail and extractor fan.

### Bedroom Three

A spacious double bedroom featuring two Velux windows to the rear elevation with fitted blinds. Includes two central heating radiators and convenient access to loft space via hatch.

### Bedroom Four

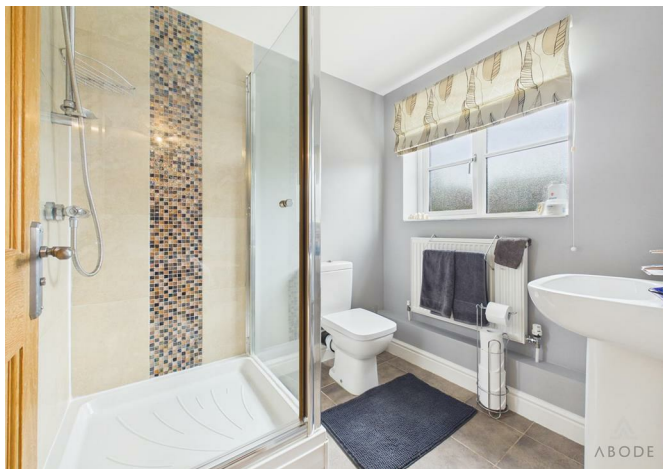
A further well-proportioned bedroom with UPVC double glazed window to the front elevation and central heating radiator.

### Bathroom

Fitted with a frosted UPVC double glazed window to the front elevation. The contemporary three-piece suite comprises a low-level WC, pedestal wash hand basin with mixer tap, and a pear-shaped bath with curved glass shower screen and shower over. Finished with complementary tiled surrounds, chrome heated towel rail, and extractor fan.

### Garage

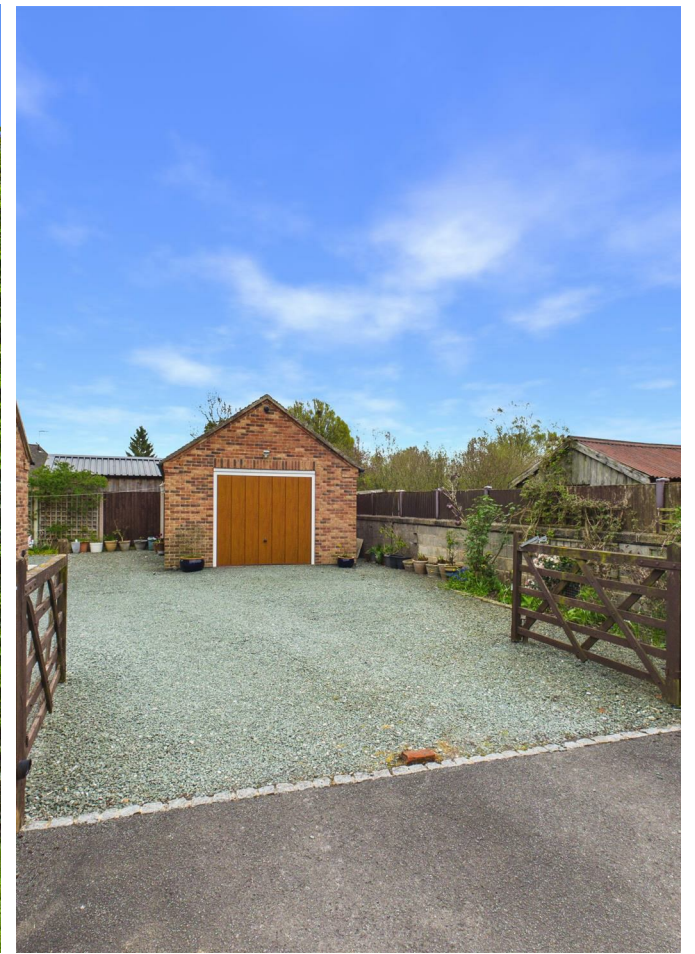
With a UPVC double glazed frosted window to the side elevation, a UPVC double glazed frosted side entry door and up and over door to the front elevation with power sockets and a trussed roof overhead.



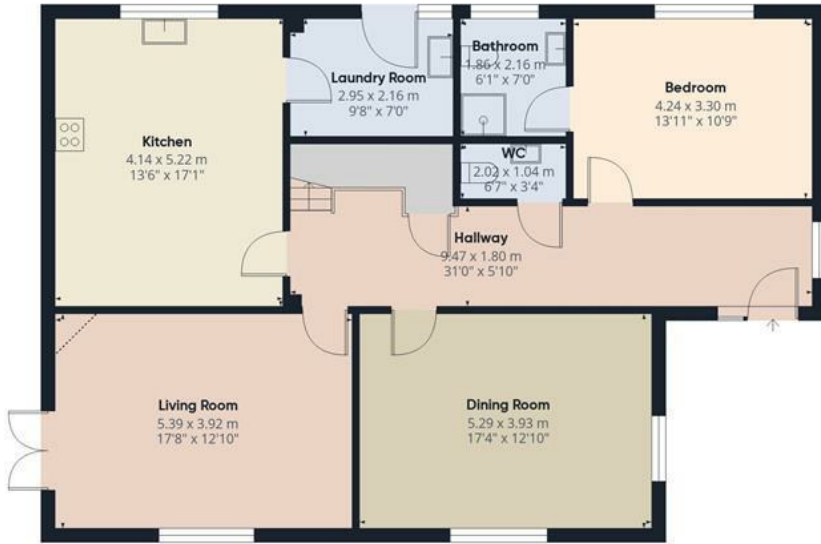




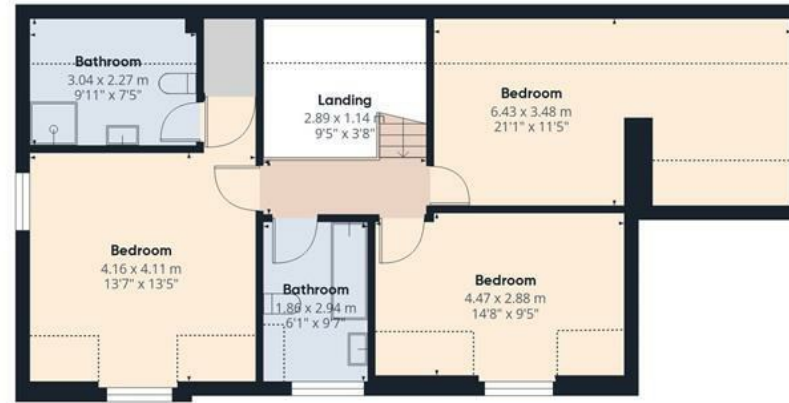








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>m</sup>**

204 m<sup>2</sup>

2198 ft<sup>2</sup>

**Reduced headroom**

14.4 m<sup>2</sup>

155 ft<sup>2</sup>

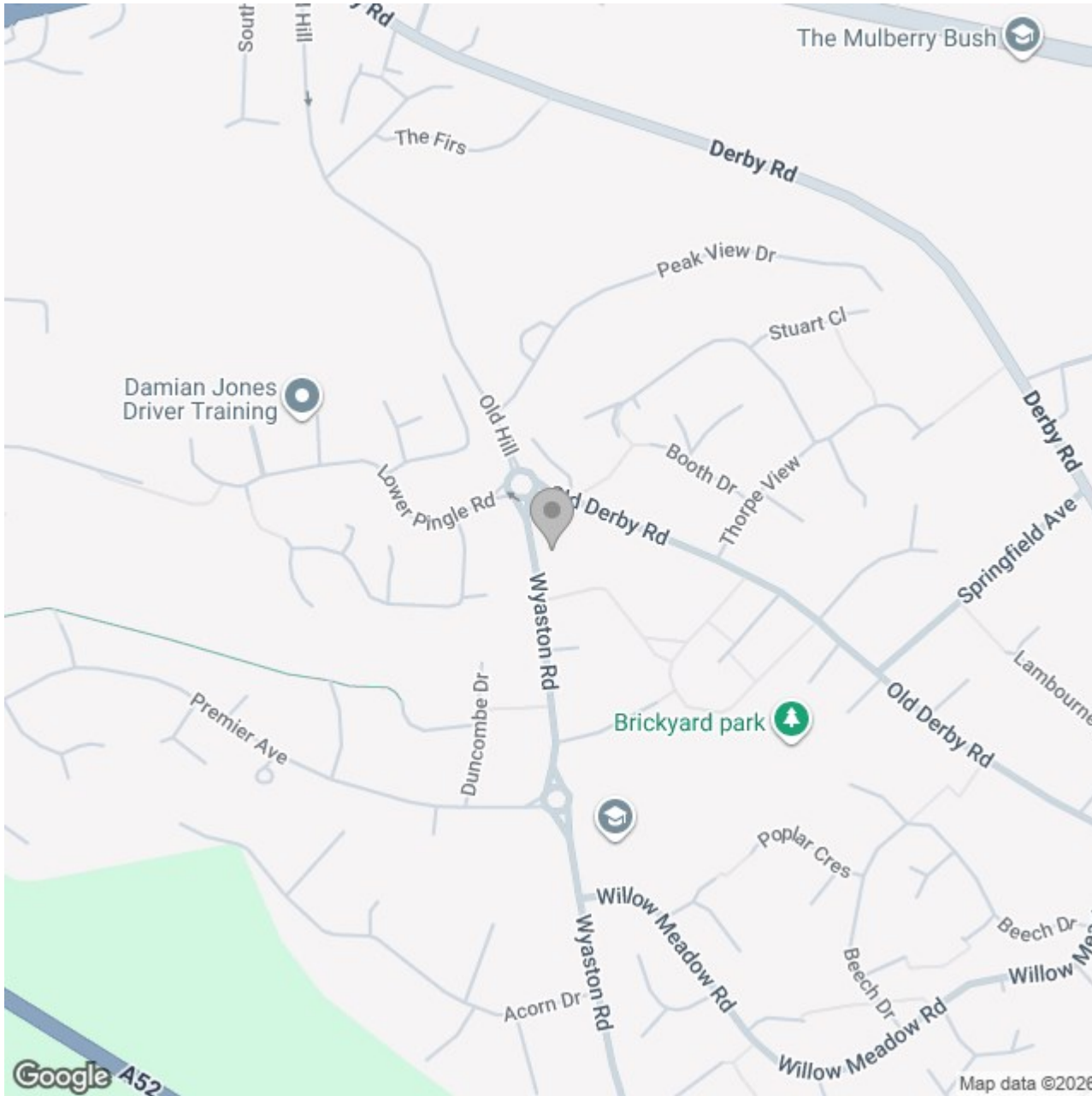
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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

**GIRAFFE360**



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	