





A rare opportunity to acquire a three-bedroom detached home set within a popular location, where properties of this type rarely come to market. Occupying a particularly generous plot, the property benefits from a substantial driveway providing ample off-street parking—another notable advantage for the area—along with a garage and well-established rear garden. Internally, the home offers versatile and well-balanced accommodation with a thoughtfully arranged ground floor layout and spacious rooms throughout.



## Accommodation

### Ground Floor

The accommodation is entered via a welcoming entrance hallway, which provides access to the principal ground floor rooms and staircase rising to the first floor. To the front of the property, the main living room is a particularly impressive space, extending the depth of the original house and centred around a feature fireplace, with ample room for both seating and entertaining.

Positioned to the rear, the kitchen offers a practical layout with a range of fitted units and work surfaces, opening through to a dining area that enjoys views over the garden. From here, access is provided into a bright garden room, which creates an additional reception space and benefits from French doors leading directly out to the patio—ideal for both everyday living and entertaining.

A useful utility room sits adjacent to the kitchen, offering further storage and space for white goods, and in turn provides access through to a separate laundry room and ground floor WC. The utility also connects internally to the garage, adding further practicality. The overall ground floor layout is particularly versatile, with multiple interlinking spaces that can be adapted to suit a range of lifestyles.

### First Floor

To the first floor, the landing leads to three well-proportioned bedrooms and the main shower room. The principal bedroom is a generous double room positioned to the front, benefiting from fitted



storage. The second bedroom is another comfortable double, whilst the third bedroom offers a good-sized single room, ideal as a bedroom, nursery, or home office.

The shower room has been modernised and comprises a contemporary suite including a walk-in shower, wash hand basin, and WC, finished with complementary tiling.

### Outside

Externally, the property sits on a notably generous plot. To the front, a large driveway provides extensive off-street



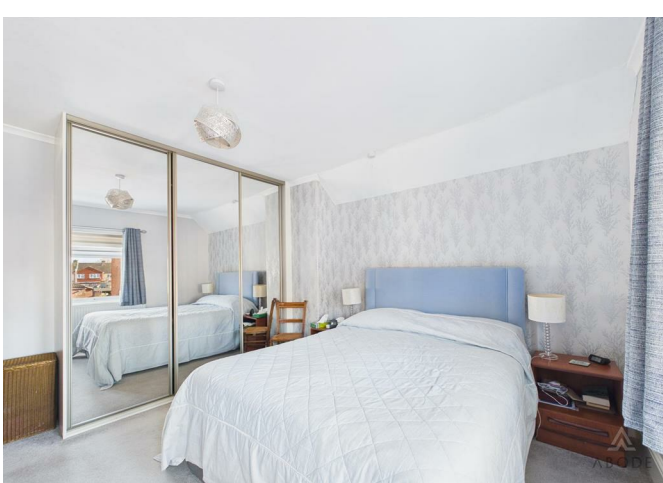


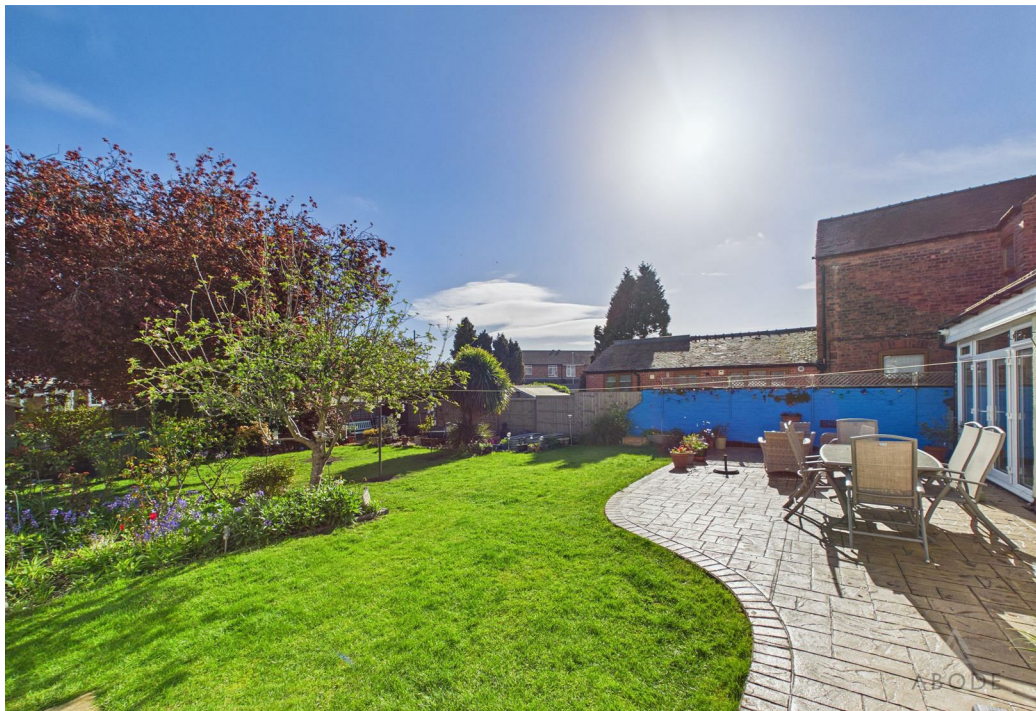


parking and leads to the garage, with gated side access continuing through to the rear.

The rear garden is a particular highlight, being mainly laid to lawn with established planting, mature trees, and well-stocked borders. A paved patio area sits adjacent to the property, providing an ideal space for outdoor seating and entertaining, with the garden offering a high degree of privacy and space rarely found in this location.















Floor 0



Floor 1



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

123 m<sup>2</sup>

1322 ft<sup>2</sup>

(1) Excluding balconies and terraces

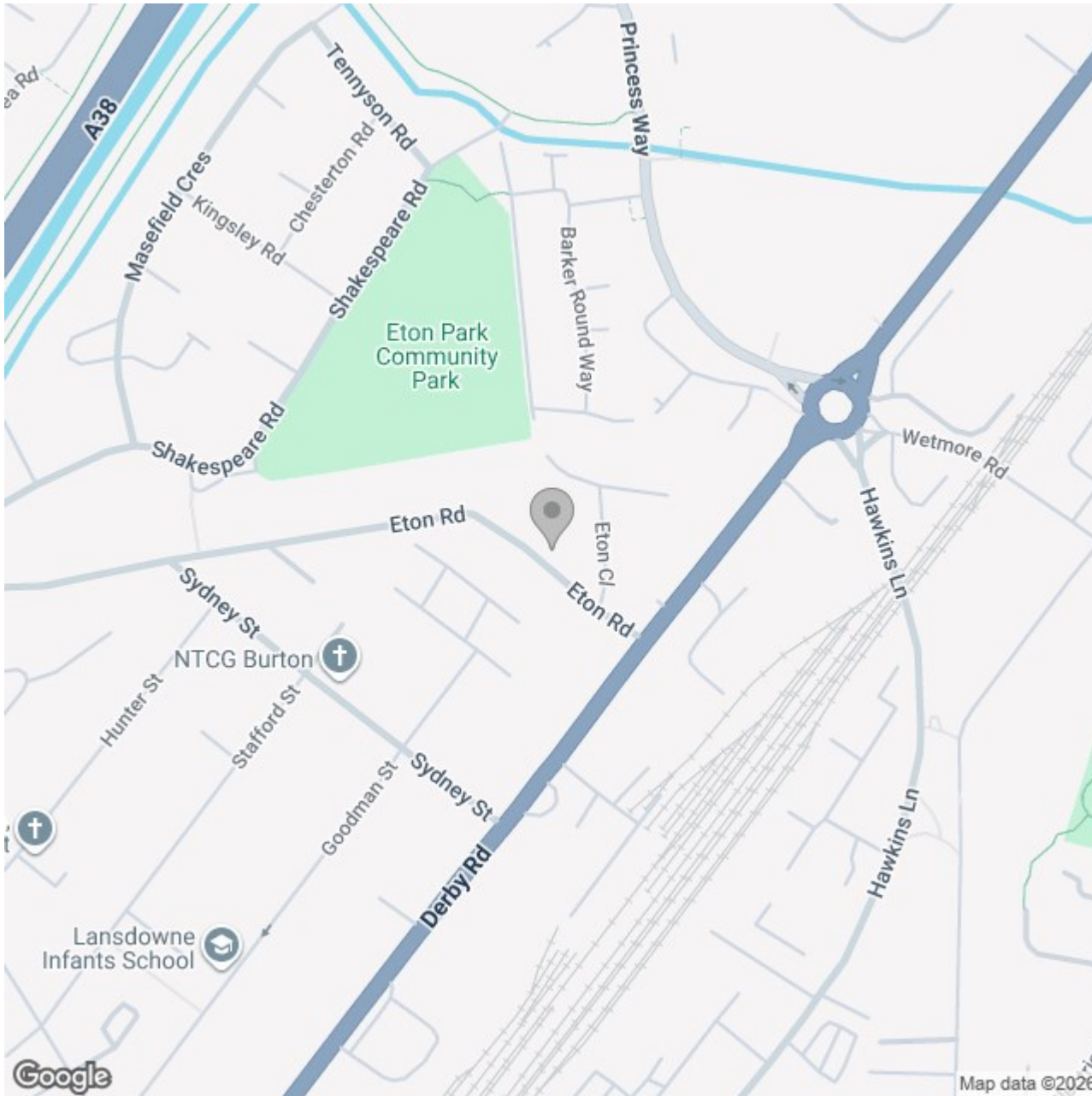
Reduced headroom

----- 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.

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## 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	