





Stunning Detached Family Home | Prime Plot & Modern Luxury

Occupying one of the largest plots on this sought-after development, this beautifully presented detached residence offers the perfect blend of contemporary style and practical family living. Positioned perfectly for local amenities, the property boasts high-specification finishes throughout, including elegant shutter blinds, Karndean flooring, and bespoke interior details.

The ground floor opens with a welcoming entrance hallway leading into a sophisticated lounge, which features a striking panelled feature wall and a bespoke electric fireplace. The heart of the home is an impressive high-spec kitchen and dining area equipped with integrated AEG appliances, soft-close cabinetry, and LED downlighting. This social space flows seamlessly into the rear garden through French doors featuring integrated blinds. A practical utility room with quartz work surfaces and a modern guest cloakroom complete the ground floor layout.

Upstairs, the property continues to impress with a well-proportioned principal suite featuring mirrored built-in wardrobes and a private en-suite with a double waterfall shower. Two further generous bedrooms, both finished with fitted shutter blinds, are served by a luxury four-piece family bathroom that includes both a panelled bath and a separate shower cubicle.

The exterior is equally impressive, offering an expansive garden plot rare for modern developments. The property further benefits from an integral garage with full power and lighting, alongside a private driveway providing ample off-road parking. This is a rare opportunity to acquire a turn-key home on a premium plot, and internal viewing is highly recommended to appreciate the quality of finish on offer.



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Hallway

Accessed via a composite front door, the welcoming hallway features a panelled balustrade staircase rising to the first-floor landing, a smoke alarm, and internal doors leading to the ground floor accommodation.

Lounge

A stylish and well-appointed living space with a UPVC double-glazed window to the front elevation, complete with fitted shutter blinds. The room benefits from two central heating radiators and a striking feature wall with decorative panelling and a bespoke electric fireplace. Additional features include space for a wall-mounted television, TV aerial point, thermostat, and an internal door leading through to the kitchen/diner.

Kitchen/Diner

Undoubtedly the heart of the home, this impressive bespoke kitchen is finished to a high specification, offering a range of matching base and wall units with quality work surfaces. Integrated appliances include a five-ring stainless steel AEG gas hob with extractor hood, oven and grill, fridge, freezer, and dishwasher, all complemented by soft-close fittings and LED downlighting. A one-and-a-half bowl inset sink with mixer tap and drainer is also provided.

The dining area is enhanced by UPVC double-glazed French doors with integrated blinds opening onto the rear garden, alongside a further UPVC window with shutter blinds. Additional features include ceiling spotlights, a smoke alarm, a useful under-stairs storage cupboard, and access through to the utility room.



Utility Area

Fitted with matching base and wall units and quartz work surfaces, the utility room features Karndean flooring, a composite frosted rear access door, central heating radiator, and space and plumbing for undercounter appliances. An extractor fan is fitted to the ceiling, with internal access to:







Cloakroom/W.C.

Comprising a low-level WC with continental flush and a floating wash hand basin with mixer tap and tiled splashback. A UPVC double-glazed frosted window to the rear elevation, central heating radiator, and extractor fan complete the space.

Landing

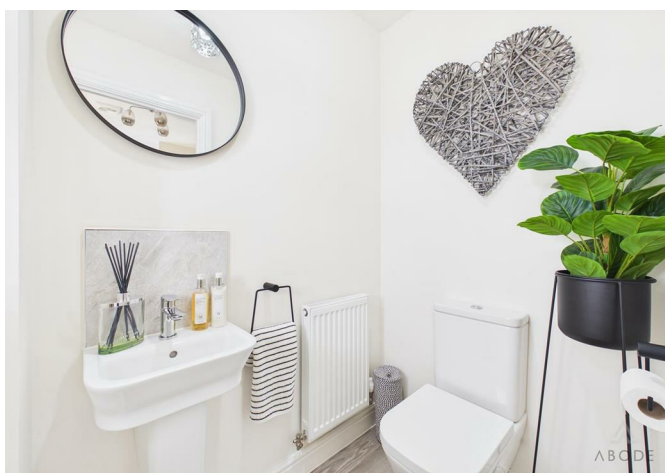
With access to the loft via hatch, central heating radiator, smoke alarm, and an airing cupboard housing the gas combination boiler. Oak internal doors lead to all rooms.

Bedroom One

A well-proportioned principal bedroom featuring a UPVC double-glazed window to the front elevation with fitted shutter blinds, central heating radiator, TV aerial point, and a range of built-in mirrored wardrobes providing ample hanging and storage space. Access leads to:

En-suite

Fitted with a modern three-piece suite comprising a low-level WC, pedestal wash hand basin with mixer tap, and a double shower cubicle with waterfall showerhead and glass screen. Finished with complementary wall tiling, a chrome heated towel radiator, shaving point, ceiling spotlights, extractor fan, and a UPVC double-glazed frosted window to the side elevation.



Bedroom Two

With a UPVC double-glazed window to the front elevation with fitted shutter blinds and a central heating radiator.

Bedroom Three

Featuring a UPVC double-glazed window to the rear elevation with fitted shutter blinds and a central heating radiator.

Family Bathroom

A well-appointed four-piece suite comprising a low-level WC with continental flush, floating wash basin with mixer tap, separate shower cubicle with waterfall showerhead, and a panelled bath with mixer tap. The room is finished with complementary tiling, a chrome heated towel radiator, ceiling spotlights, extractor fan, and a UPVC double-glazed frosted window to the rear elevation with fitted shutter blinds.

Garage

With an up and over door to the front elevation with power lighting, electrical consumer unit and power sockets occupy the garage space.



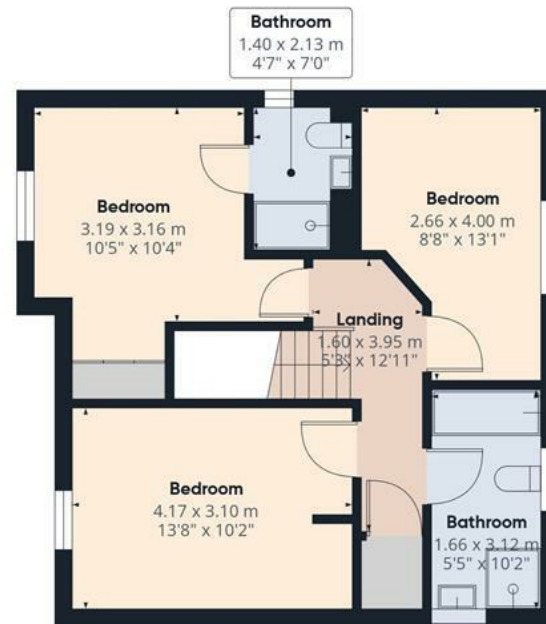








Floor 0



Floor 1

Approximate total area⁽¹⁾

103.1 m²

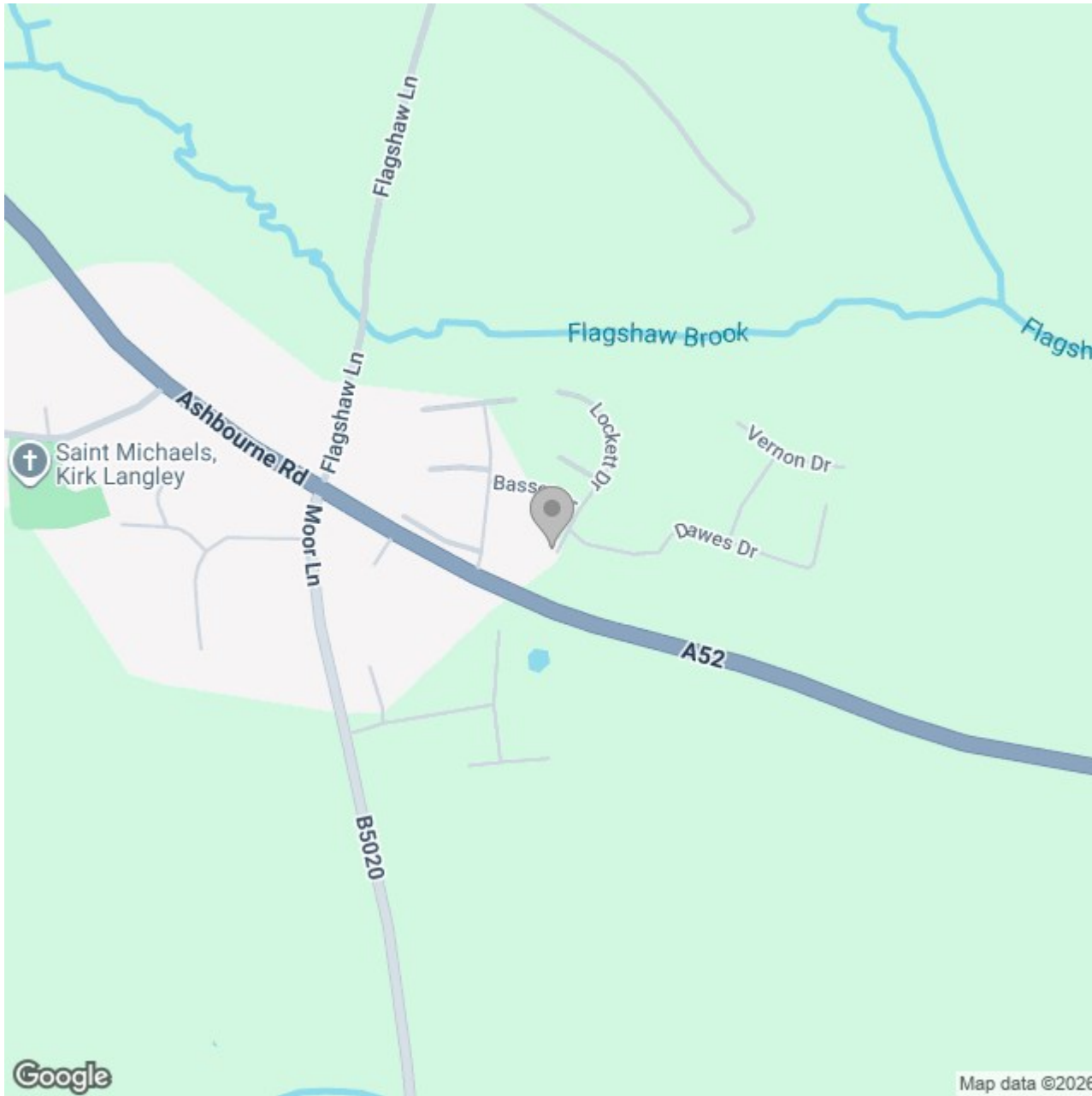
1111 ft²

(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.

GIRAFFE360





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	