





****** IMPRESSIVE EXTENDED
DETACHED PROPERTY WITH
SOUTH FACING GARDEN ******

Located on a perfect corner plot position this modern property offers an entrance hall with guest cloakroom, lounge with feature bay window, fitted dining kitchen with some built in appliances, extended living and dining are with doors onto the garden. Three bedrooms, en suite shower room and a family bathroom complete the first floor. Long side drive with EV charging point, enclosed and landscaped rear garden with additional side garden area. **INTERNAL VIEWING IS A MUST TO FULL APPRECIATE WHAT THIS PROPERTY HAS TO OFFER.**



HALL

Entrance door into the hall with stairs to the first floor, radiator and doors to -

CLOAKROOM

Low flush wc, wash hand basin and radiator.

LOUNGE

Upvc double glazed bay window to the side and a window to the front, Karndene flooring, upvc double glazed double doors into the family room and a radiator.

FAMILY & DINING ROOM

This versatile space is currently arranged as a cinema room and dining area. It features air conditioning, patio doors, and double doors that open onto the garden creating a seamless indoor-outdoor flow.

A surround sound system and projector are also available by separate negotiation.

KITCHEN

Fitted wall mounted, base and drawer unit with work surfaces and a breakfast bar. Sink and drainer unit, range style cooker with a fitted extractor hood. Integrated fridge freezer, dishwasher and washing machine. Radiator and upvc double glazed window.

FIRST FLOOR LANDING

Upvc double glazed window, radiator, airing cupboard and loft access.

BEDROOM 1

Upvc double glazed window and radiator.



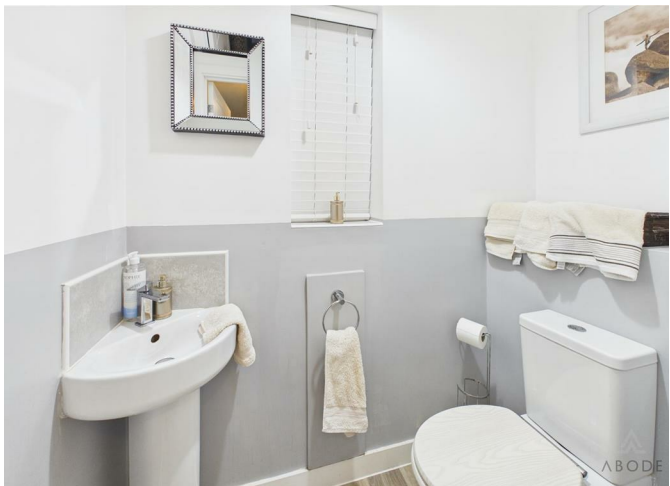
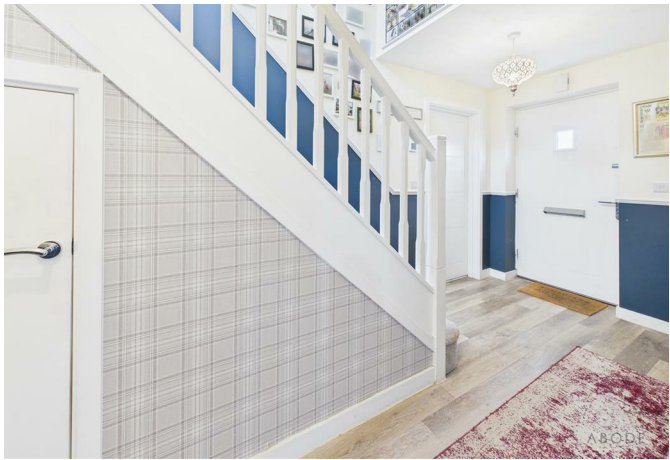
EN SUITE

Enclosed shower, wash hand basin, radiator and upvc double glazed window.

BEDROOM 2

Wardrobes, upvc double glazed window and radiator.







BEDROOM 3

Currently used as a dressing room. Upvc double glazed window and radiator.

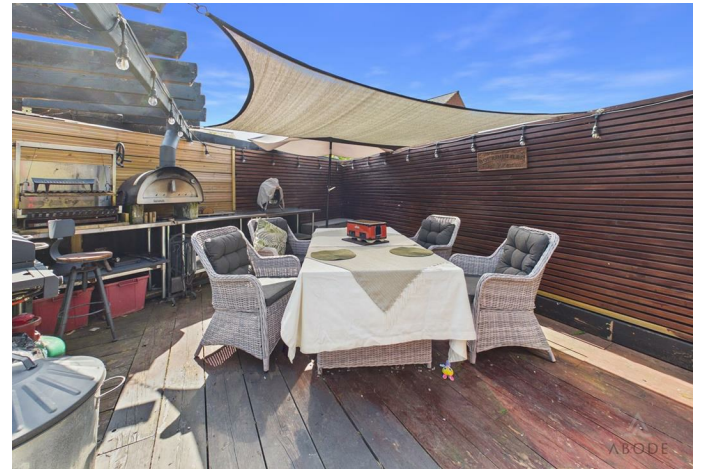
BATHROOM

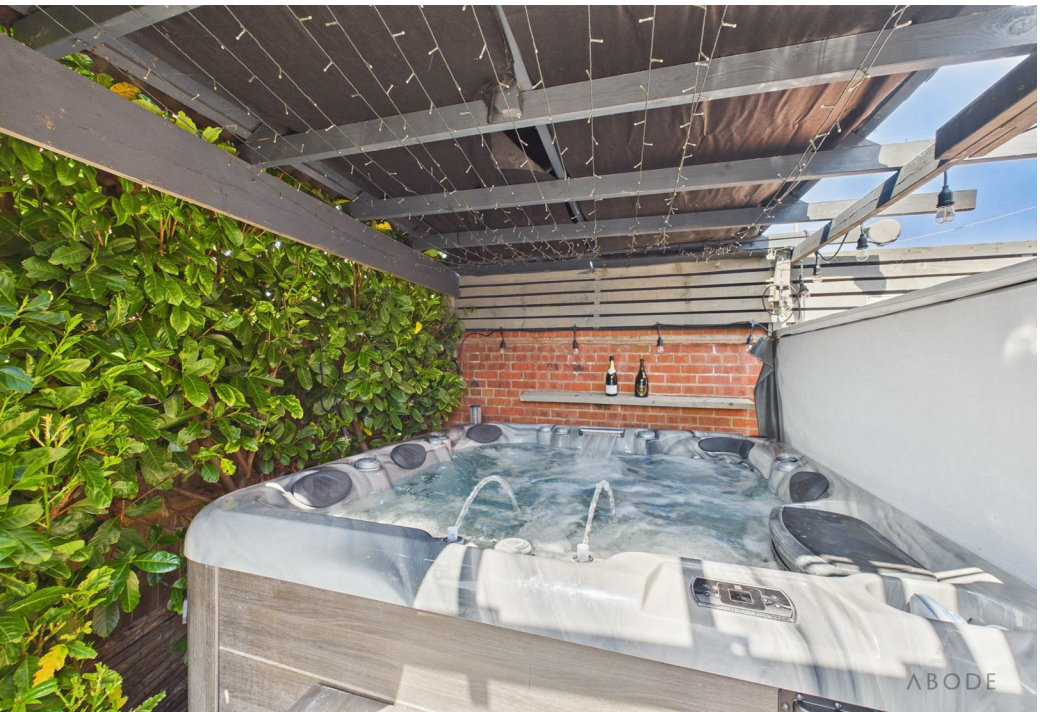
Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin, radiator and upvc double glazed window.

OUTSIDE

Long side drive with an EV charging point, gated access to the enclosed and south facing rear garden offering a decked patio perfect for outdoor entertaining, further stoned and paved areas, another decked area with pergola and currently housing a hot tub which could be available by separate negotiation. Side garden area.

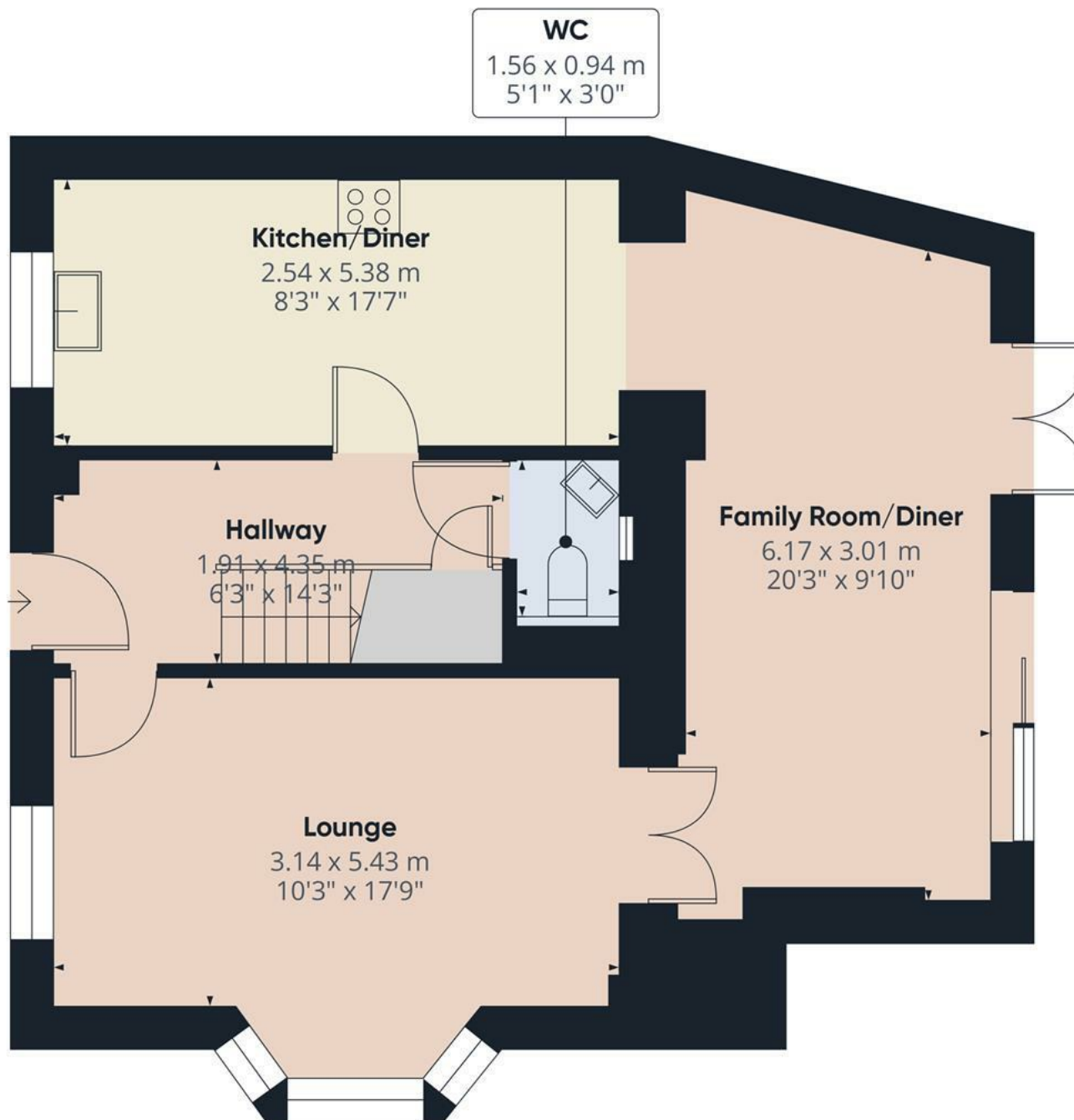












Floor 0

Approximate total area⁽¹⁾

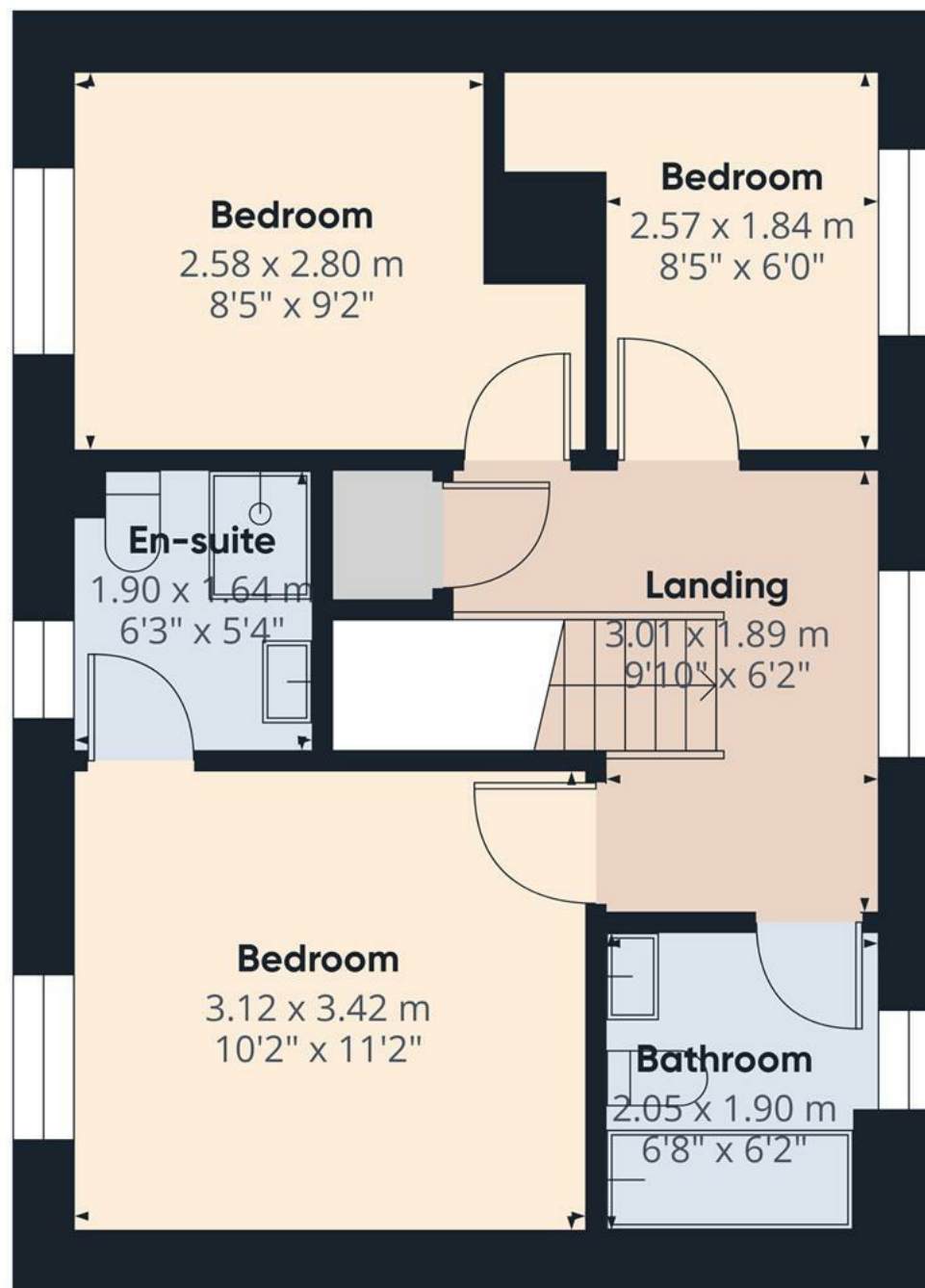
62.7 m²

674 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



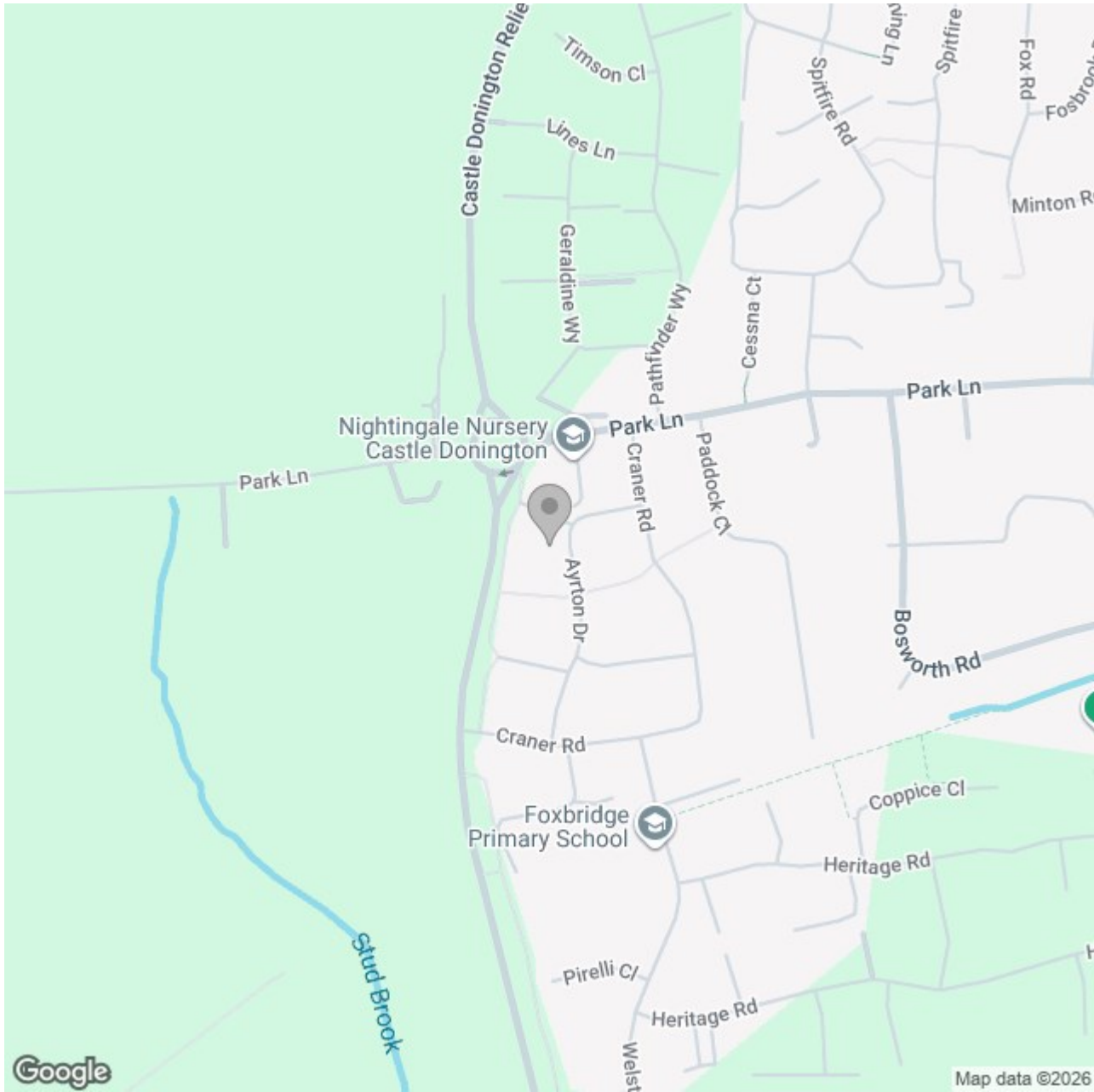
Floor 1

Approximate total area⁽¹⁾
37.4 m²
403 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(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 	