





## IMMACULATE, HIGH-SPECIFICATION DETACHED FAMILY HOME

Situated in a quiet cul-de-sac within a sought-after private development, this beautifully presented property offers spacious and versatile accommodation throughout.

The ground floor comprises a welcoming entrance hall with guest cloakroom, a generous lounge featuring a stylish fireplace, a high-quality fitted kitchen/diner with integrated appliances, and a separate utility room. A UPVC double-glazed conservatory extends the living space and provides a lovely view of the garden.

Upstairs boasts four double bedrooms, a dedicated office, two en suite shower rooms, and a contemporary family bathroom.

Externally, the property benefits from an enclosed rear garden, ample off-road parking, and a double garage with electric doors.

This home is part of a privately managed estate, with a monthly fee of £10 payable for the upkeep and maintenance of the communal areas.

INTERNAL VIEWING IS HIGHLY RECOMMENDED.



## ENTRANCE HALL

11'2 x 10'11

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

## CLOAKROOM

5'4 x 3'1

Vanity sink unit with wash hand basin and storage cupboard, radiator and low flush wc.

## LOUNGE

18'2 x 13'8

Feature living flame fire with surround, radiator and upvc double glazed window.

## FITTED DINING KITCHEN

24'9 x 11'7

Fitted wall mounted, base and drawer units with granite work surfaces and a sink unit flexi spray tap. Fitted electric double oven, with induction hob and extractor, integrated fridge freezer and dishwasher. Tiled floor, radiator, upvc double glazed window onto the garden and double doors into the conservatory. Door to the rear porch.

## REAR PORCH

Tiled floor, radiator, door into garage, door to the garden and a door to the utility room.

## UTILITY ROOM

8'6 x 5'8

Fitted units, granite work surfaces, sink unit with flexi spray tap, plumbing and space for a washing machine, space for a tumble dryer, radiator, tiled floor, upvc double glazed window and cupboard.



## CONSERVATORY

12'2 x 9'8

Tiled floor with under floor heating, upvc double glazed windows and double doors onto the garden.

## FIRST FLOOR LANDING

Loft access, double storage cupboard, upvc double glazed window and doors to -

## OFFICE

7'3 x 4'6

Upvc double glazed window and radiator.







### **MASTER BEDROOM**

18'3 x 12'2

Two built in double wardrobes, radiator and upvc double glazed window.

### **EN SUITE**

8'4 x 4'7

Double shower, vanity sink unit with wash hand basin and storage cupboard, radiator and tile floor.

### **BEDROOM 2**

14'11 x 11'9

Upvc double glazed window, built in double wardrobe and radiator.

### **EN SUITE**

Double shower, vanity sink unit with wash hand basin and storage cupboard, low flush wc and radiator.



### **BEDROOM 3**

16'11 x 9'5

Upvc double glazed window and radiator.

### **BEDROOM 4**

11'7 x 11'3

Built in double wardrobe, radiator and upvc double glazed window.

### **BATHROOM**

12'10 x 8'2

Panel enclosed bath with central taps, double shower, vanity sink unit with wash hand basin and storage cupboard, tiled floor, chrome heated towel radiator and upvc double glazed window.



### **OUTSIDE**

Block paved drive providing ample parking and a lawn to the front. Side gated access to the enclosed rear garden with a lawn, flowering borders and a patio.

### **DOUBLE GARAGE**

Two electric doors, power and lights.















