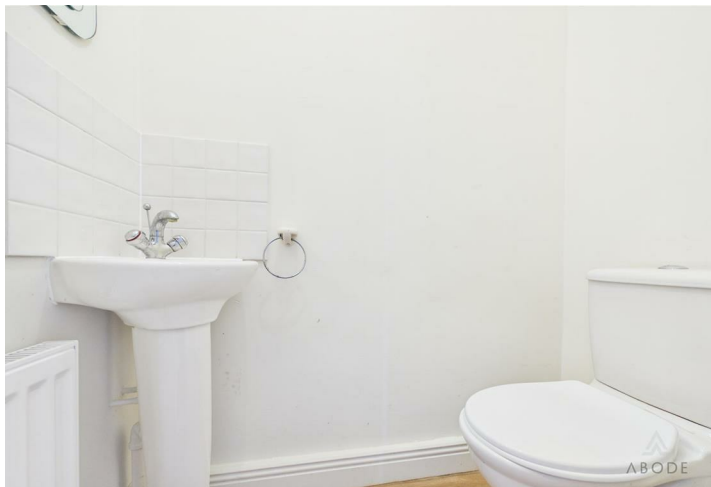






Situated within a well-established residential development on Forest Edge Way, this four-bedroom detached home offers spacious accommodation, a generous plot, and excellent potential for improvement. With a driveway, integral garage, and a private rear garden, the property provides a solid layout ideal for a buyer looking to personalise and modernise to their own taste.



Accommodation

Ground Floor

The property is entered via a central hallway, providing access to the principal ground floor rooms along with a useful WC cloaks and staircase rising to the first floor. To the front aspect, the living room is well-proportioned and features a bay window along with a fireplace acting as a focal point. Double doors lead through to a separate dining room, offering flexibility for formal dining or additional living space.

To the rear of the property, the kitchen diner is fitted with a range of wall and base units, work surfaces, and integrated cooking appliances. There is space for dining, along with French doors opening out to the rear garden. A separate utility room provides additional worktop space, storage, and access to the side of the property.

The integral garage can be accessed internally and offers further storage or potential for conversion, subject to any necessary consents.

First Floor

The first floor landing gives access to four bedrooms and the main bathroom. The master bedroom is positioned to the front and benefits from fitted storage along with an en-suite shower room.

Bedroom two is a double room, while bedrooms three and four provide further well-proportioned accommodation, suitable for use as bedrooms, a study, or dressing room depending on requirements.



The family bathroom is fitted with a three-piece suite comprising a bath with shower over, wash hand basin, and WC.

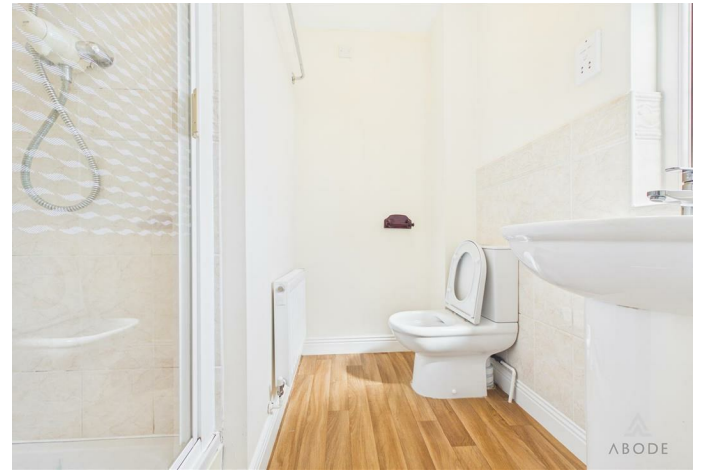
Outside

To the front, the property is set back behind a driveway providing off-street parking and access to the integral garage, with an adjacent lawned garden.

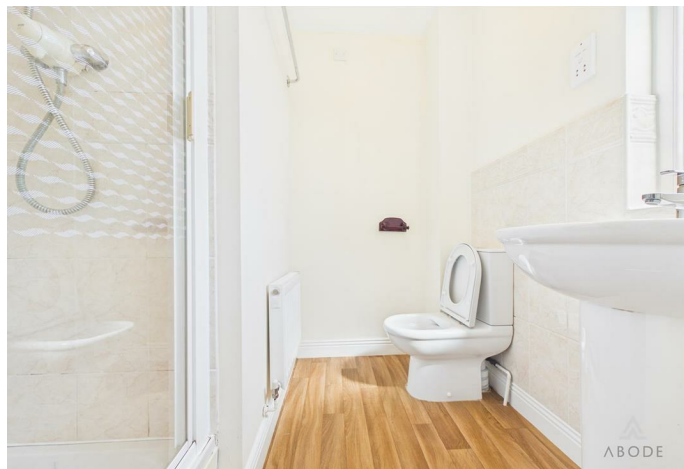








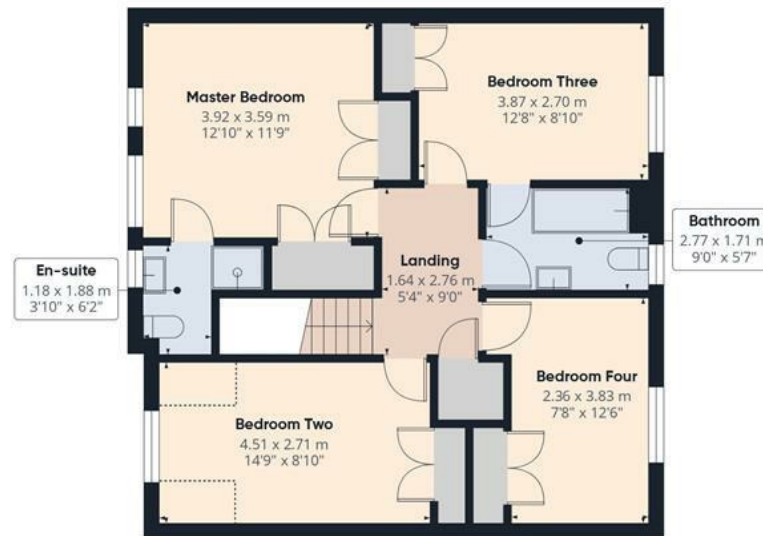








Floor 0



Floor 1

Approximate total area⁽¹⁾

136.4 m²

1468 ft²

Reduced headroom

3 m²

33 ft²

(1) Excluding balconies and terraces

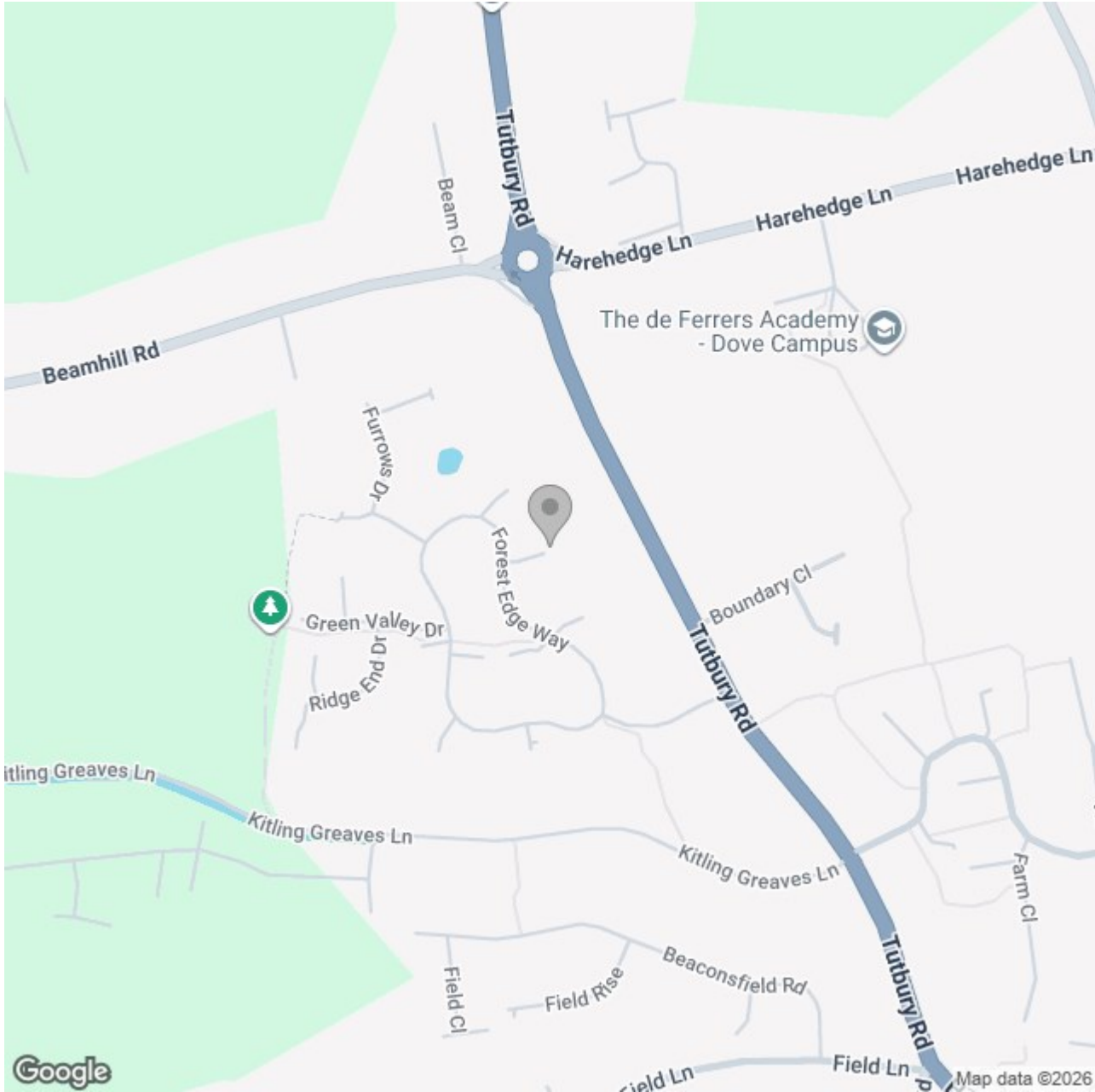
Reduced headroom

..... 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.

GIRAFFE 360





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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