





Occupying an enviable position within a quiet cul-de-sac, this beautifully presented modern detached home offers an exceptional combination of space, practicality and contemporary living. Unlike many comparable new-build properties, the home benefits from three genuine double bedrooms, a generous rear garden and a double-width driveway providing ample off-road parking.

The property has been thoughtfully designed to suit modern family lifestyles, with a superb open-plan living, dining and kitchen area forming the heart of the home. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living and making it an ideal space for entertaining and family gatherings.

The accommodation briefly comprises a welcoming entrance hallway, cloakroom/WC, and a spacious open-plan living dining kitchen fitted with a range of modern units and integrated appliances. To the first floor, the generous principal bedroom benefits from fitted wardrobes and an en-suite shower room, while two further well-proportioned double bedrooms are served by a contemporary family bathroom.

Externally, the property continues to impress. The double-width driveway provides excellent off-road parking and leads to the garage, which benefits from power, lighting and useful storage space. To the rear, the spacious enclosed garden offers a larger-than-average outdoor space for a modern development, providing plenty of room for children to play, outdoor entertaining or future landscaping opportunities.

Combining the advantages of a modern build with features that are becoming increasingly difficult to find, including larger bedrooms, ample parking and a generous garden, this outstanding home is perfectly suited to growing families, professional couples and downsizers alike.



Hallway

Entered via a composite front door, the welcoming hallway features a staircase rising to the first-floor landing, central heating radiator, smoke alarm, electrical consumer unit, and doors leading to:

Cloakroom/W.C.

Fitted with a low-level WC and pedestal wash hand basin with mixer tap and tiled splashback. Additional features include a central heating radiator, extractor fan, and UPVC double glazed frosted window to the front elevation.

Living/Dining Kitchen

The kitchen area features a UPVC double glazed window to the front elevation and is fitted with a range of matching base and eye-level units with wood-block effect work surfaces. Integrated appliances include a five-ring stainless steel gas hob with extractor hood, oven and grill, 1½ stainless steel sink with mixer tap, and dishwasher. There is also plumbing and space for freestanding under-counter appliances, together with LED downlighting and spotlighting to the ceiling.

The spacious lounge and dining area enjoys a UPVC double glazed window to the rear elevation, central heating radiator, smoke alarm, and a useful under-stairs storage cupboard. UPVC double glazed French doors open onto the rear patio and garden, creating an ideal entertaining space.

Landing

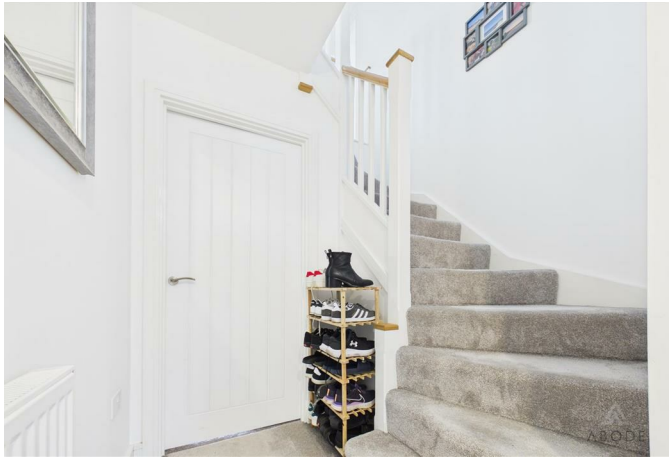
With loft access, smoke alarm, central heating radiator, and doors leading to:



Bedroom One

A generous principal bedroom featuring a UPVC double glazed window to the front elevation, central heating radiator, and built-in double wardrobe with hanging rail and shelving. Door leading to:







En-suite

Appointed with a three-piece suite comprising low-level WC, pedestal wash hand basin with mixer tap, and double shower cubicle with shower over. Finished with complementary wall tiling, chrome heated towel radiator, shaving point, extractor fan, and a UPVC double glazed frosted window to the rear elevation.

Bedroom Two

A spacious double bedroom with two UPVC double glazed windows to the front elevation, central heating radiator, and built-in double wardrobe with shelving and hanging rail. A further over-stairs storage wardrobe provides additional shelving space.

Bedroom Three

Featuring UPVC double glazed French doors opening onto a Juliet balcony, together with a central heating radiator.

Family Bathroom

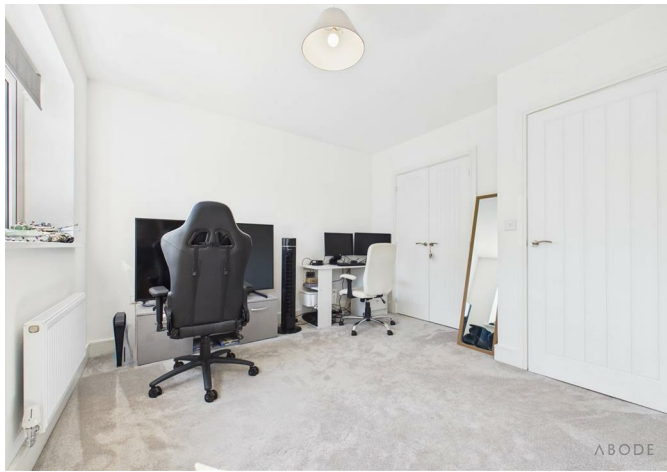
Fitted with a three-piece suite comprising low-level WC, pedestal wash hand basin with mixer tap, and bath with glazed shower screen and shower over. Complementary wall tiling, chrome heated towel radiator, extractor fan, and a UPVC double glazed frosted window to the rear elevation complete the room.



Garage

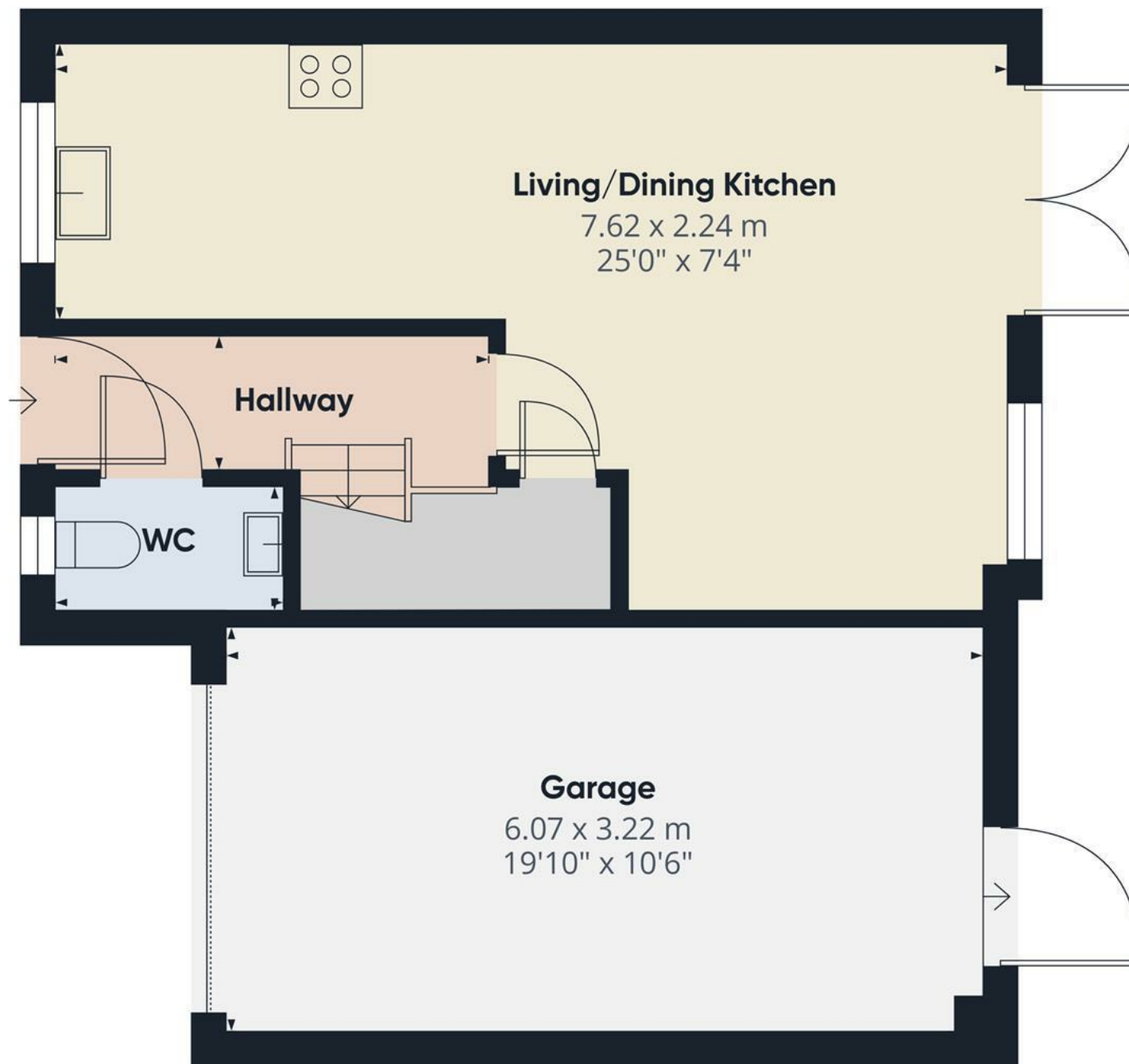
With a UPVC double glazed frosted rear access door and up-and-over door to the front elevation. Benefiting from power and lighting, the garage also provides excellent storage space and potential for additional appliances if required.











Floor 0

Approximate total area⁽¹⁾

53.9 m²

579 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



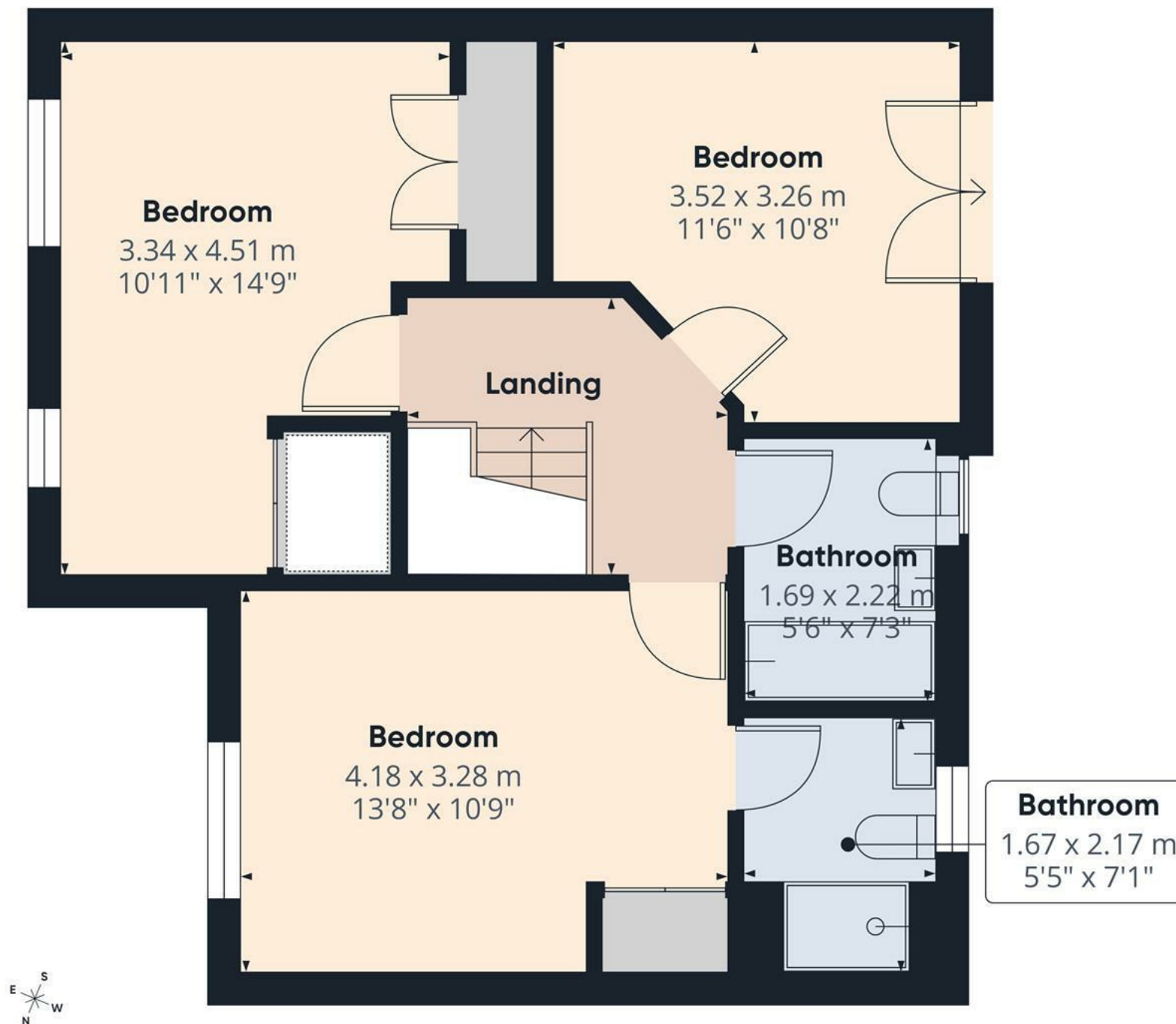
Approximate total area⁽¹⁾

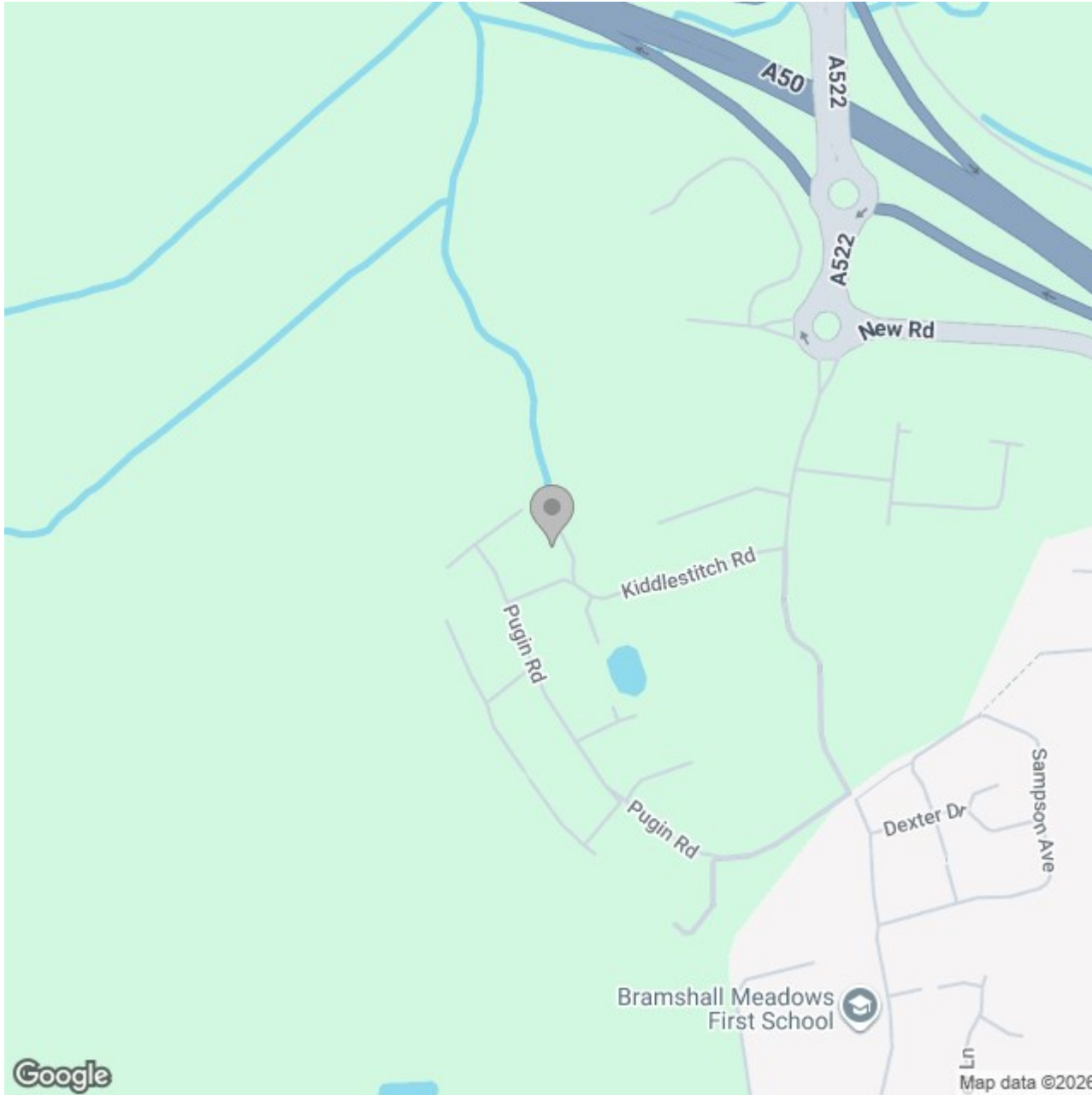
48.9 m²
526 ft²

(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	81	
(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 	