







Occupying an elevated position in a highly sought-after residential location, convenient for the town centre, this beautifully presented three-bedroom family home enjoys a stunning south-facing rear garden backing onto open fields with far-reaching countryside views.

The property benefits from a useful lower-level parking area, landscaped terraced front garden, and a generous split-level rear garden with extensive patio, lawns and established planting, creating an ideal space for outdoor entertaining.

Inside, the accommodation combines character and contemporary living, featuring a spacious lounge/dining room with a log-burning stove and French doors opening onto the garden, an impressive open-plan kitchen/dining room with breakfast island and integrated appliances, a separate study ideal for home working, and a practical utility room. To the first floor are three well-proportioned bedrooms, two enjoying delightful open views across the surrounding countryside, together with a stylish modern family bathroom.

Offering versatile living space, attractive original features, and exceptional outdoor space in a desirable location, this is a superb family home that perfectly balances modern convenience with a peaceful semi-rural outlook.



## Hallway

Entered via a UPVC double glazed entrance door with matching frosted UPVC double glazed window to the front elevation. The welcoming hallway features a central heating radiator, staircase rising to the first-floor landing, smoke alarm, and a useful understairs storage cupboard housing the electricity meter. Internal doors provide access to the principal ground floor accommodation.

## Lounge/Dining Room

A spacious dual-purpose reception room enjoying an abundance of natural light from UPVC double glazed French doors opening onto the rear patio. The room is centred around an attractive cast iron log-burning stove set within a tiled hearth and surround with timber mantel, creating a charming focal point. Original character features, TV aerial point and ample space for both comfortable seating and formal dining complete this versatile living area.











### Kitchen/Dining Room

Undoubtedly the hub of the home, this impressive open plan kitchen and dining space is fitted with an extensive range of matching base and eye-level units with complementary work surfaces. Integrated appliances include a five-ring stainless steel gas hob with bespoke extractor canopy over, built-in oven and grill, full-height fridge and freezer, dishwasher, wine cooler, and a one-and-a-half bowl composite sink with mixer tap. A central breakfast island incorporates pull-out recycling bins, providing additional preparation and seating space. Further benefits include feature downlighting and ceiling spotlights, a vertically mounted central heating radiator, glazed skylight allowing plenty of natural light, and a useful corner cupboard housing the Worcester Bosch gas-fired central heating boiler. A UPVC double glazed window overlooks the rear garden.

### Utility Room

Fitted with work surfaces, tiled flooring, and space and plumbing for under-counter appliances. A UPVC double glazed window to the front elevation and a UPVC double glazed side entrance door provide natural light and convenient external access.



### Study

A versatile reception room ideal as a home office, snug or additional bedroom, featuring a UPVC double glazed bay window to the front elevation.

### Landing

With a frosted UPVC double glazed window to the side elevation, loft access, smoke alarm, and doors leading to all first-floor accommodation.

### Bedroom One

A generous double bedroom enjoying delightful open views across neighbouring fields and surrounding countryside through a UPVC double glazed window to the rear elevation. The room also benefits from a central heating radiator, original feature fireplace, and an extensive range of fitted wardrobes with hanging rails and shelving.

### Bedroom Two

A well-proportioned double bedroom with a UPVC double glazed window to the front elevation, central heating radiator, original feature fireplace, and built-in double wardrobe providing hanging space and shelving.

### Bedroom Three

A comfortable third bedroom featuring a UPVC double glazed window with fitted roller blind to the rear elevation, enjoying far-reaching countryside and agricultural views, together with a central heating radiator.

### Family Bathroom

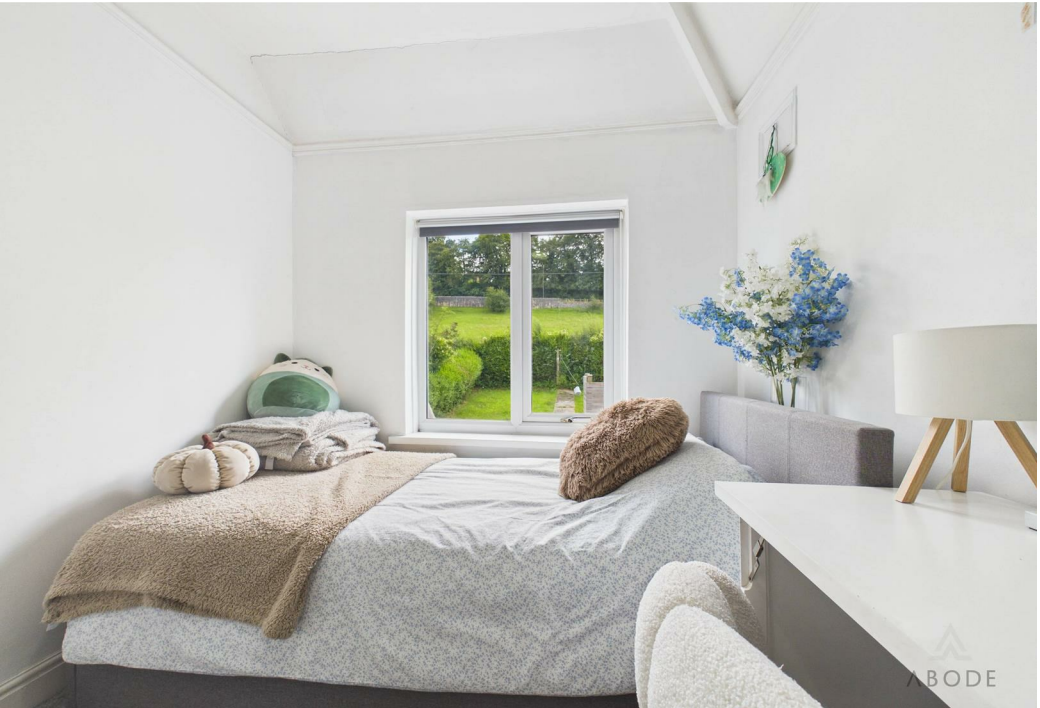
Appointed with a contemporary three-piece suite comprising a low-level WC, vanity wash hand basin with mixer tap, and panelled bath with glazed shower screen and waterfall-style shower over. Finished with attractive wall boarding, a chrome heated towel radiator, and a frosted UPVC double glazed window to the front elevation.















ABODE













Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

90.1 m<sup>2</sup>

968 ft<sup>2</sup>

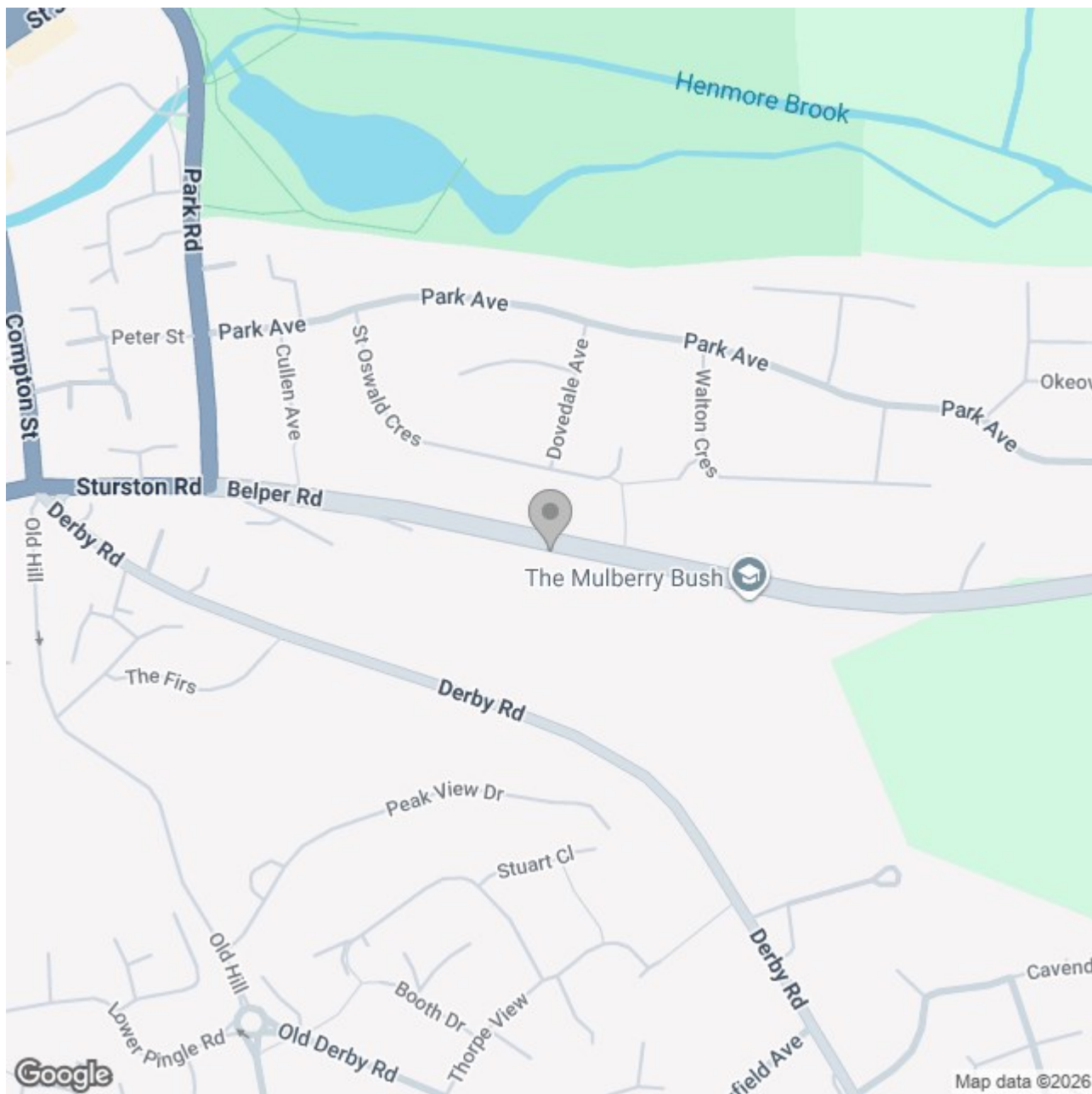
(1) Excluding balconies and terraces

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) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               | <b>84</b> |
| (69-80) <b>C</b>                            | <b>69</b>                                                                                                     |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |