





**** IMMACULATE
DETACHED FAMILY HOME
WITH LANDSCAPED
GARDEN **** Beautifully
presented offering an
entrance hall, lounge with a
bay window, fitted dining
kitchen with doors onto the
garden, utility room and a
guest cloakroom. Four
bedrooms, en suite shower
and a family bathroom.
Front and rear gardens,
double width drive with a
POD EV charging and a
single garage.



HALL

Entrance door into the hall with stairs to the first floor, radiator, under stairs storage cupboard and glazed doors to -

LOUNGE

Upvc double glazed bay window to the front and a radiator.

KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric double oven, gas hob and extractor hood, integrated dishwasher, upvc double glazed window and doors into the garden and a radiator.

UTILITY ROOM

Sink unit, work surface, cupboard, space for a washing machine and tumble dryer, door to the garden.

CLOAKROOM

Low flush wc. Wash hand basin, radiator and upvc double glazed window.

FIRST FLOOR LANDING

Loft access and airing cupboard.



BEDROOM 1

Upvc double glazed window, radiator and door to -

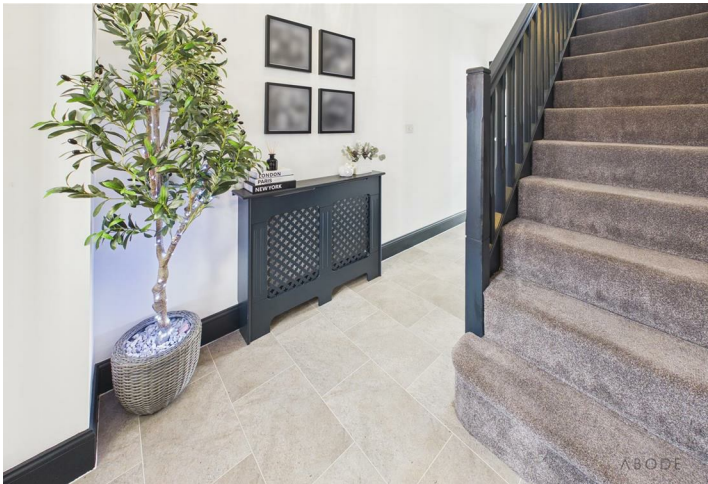
EN SUITE

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

BEDROOM 2

Upvc double glazed window and a radiator., storage cupboard.







BEDROOM 3

Upvc double glazed window, radiator.

BEDROOM 4

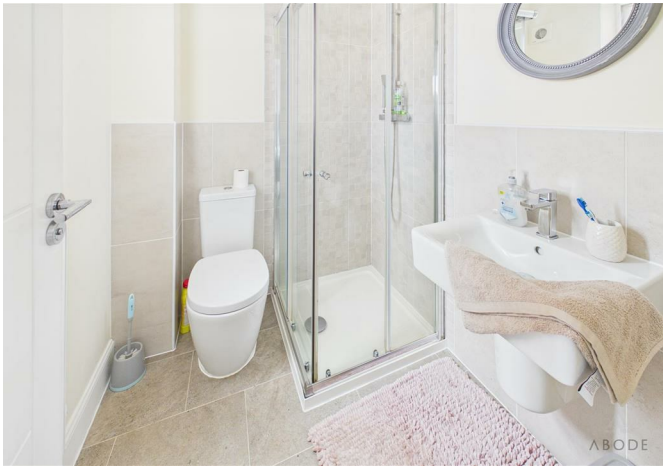
Upvc double glazed window, radiator.

BATHROOM

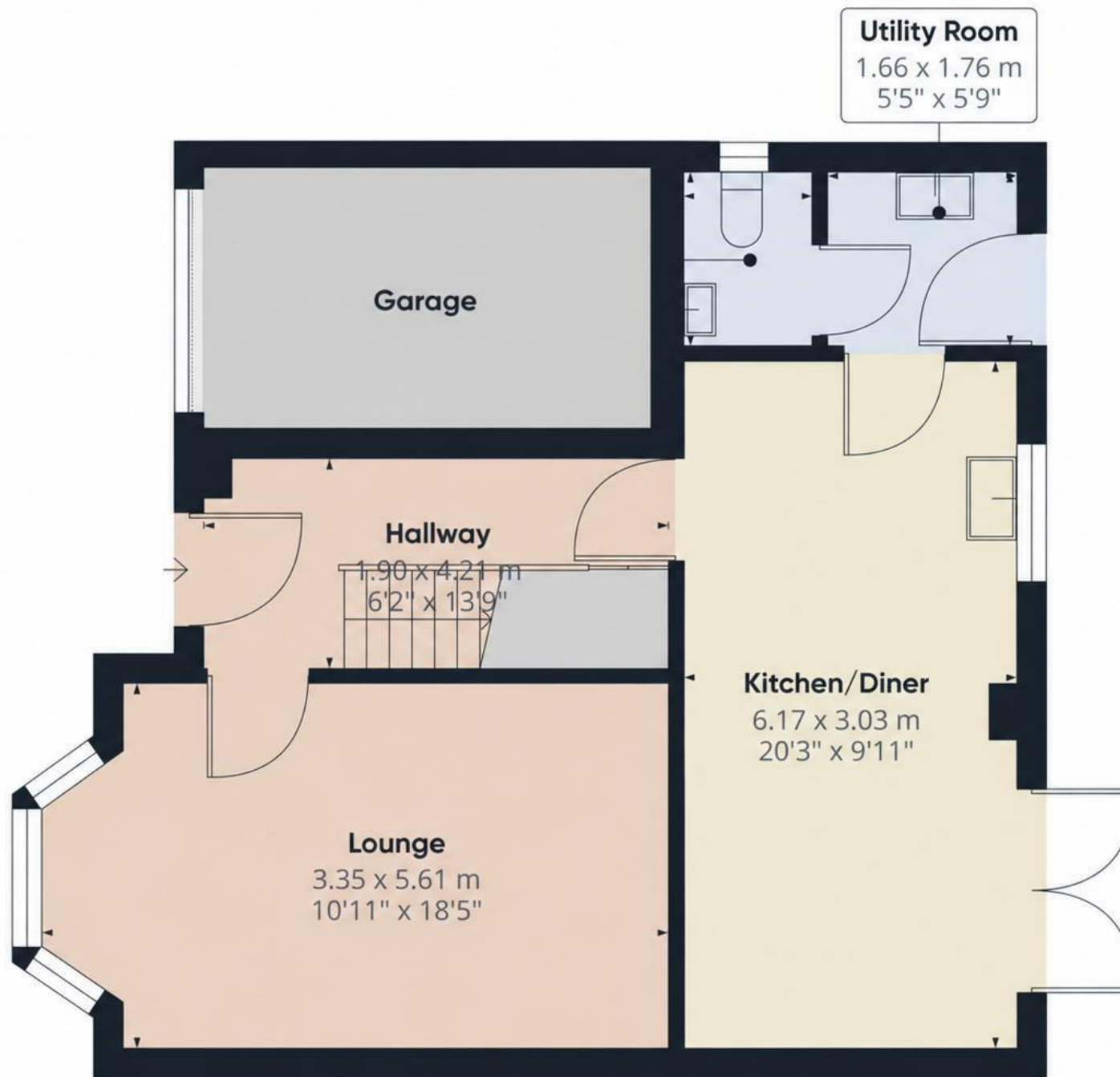
Panel enclosed bath, wash hand basin, low flush wc, radiator and upvc double glazed window.

OUTSIDE

The front offers a lawn with double width drive, POD EV charging point and a single garage. Side gate to the enclosed rear garden with a lawn and composite decked patio.







Floor 0

Approximate total area⁽¹⁾

50.3 m²

542 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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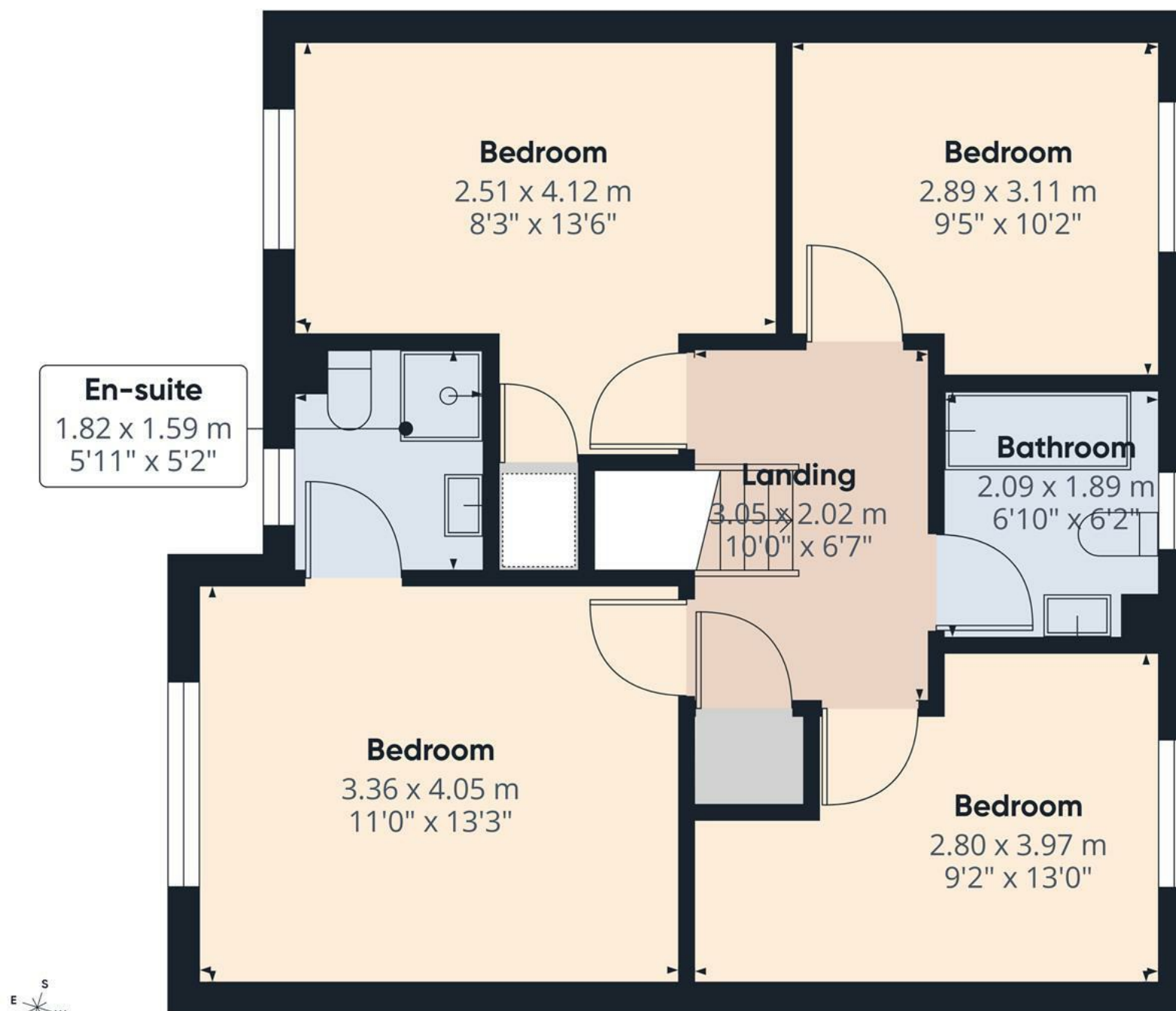


Approximate total area⁽¹⁾
55.6 m²
598 ft²

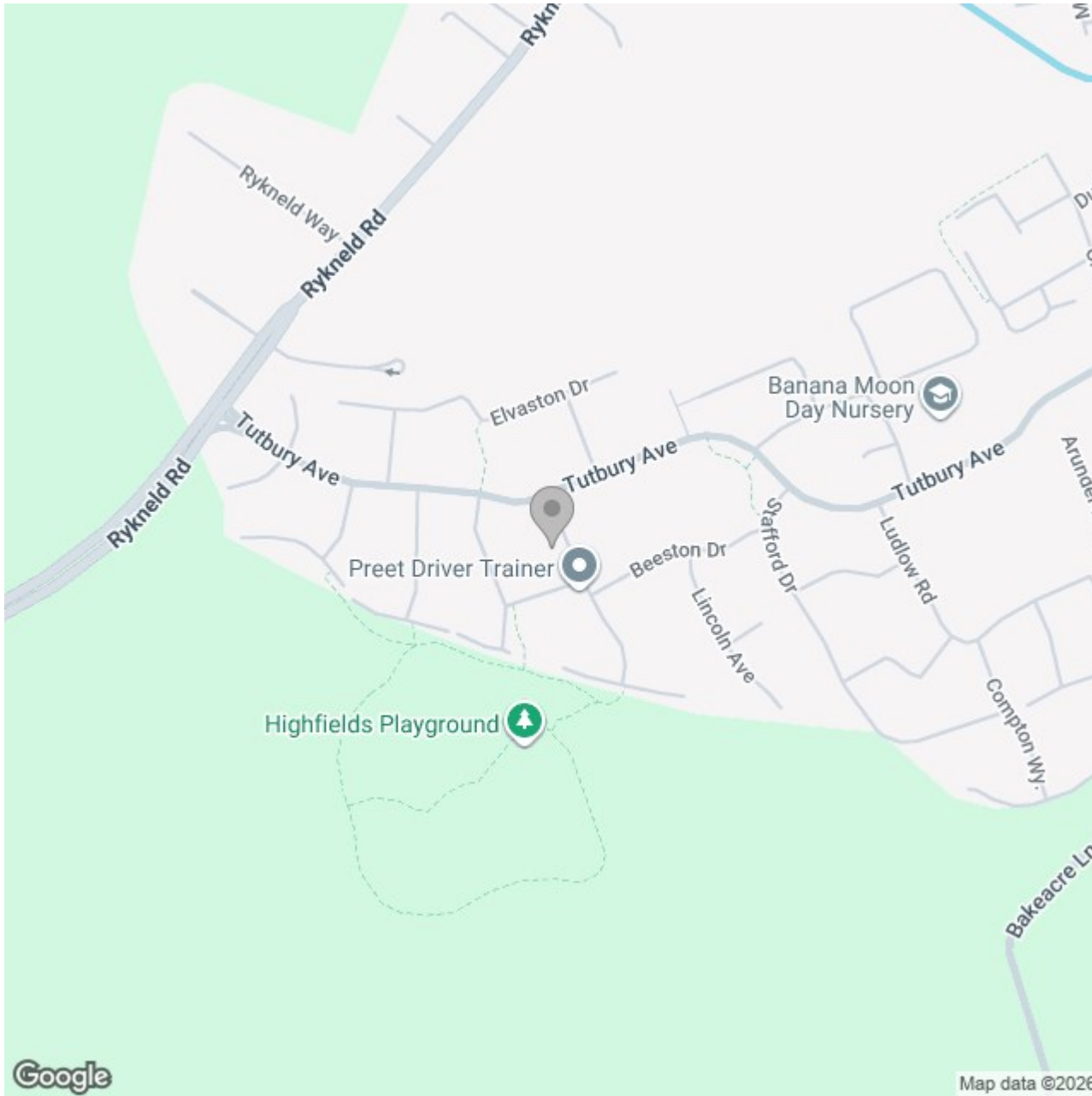
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Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	82	
(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 	