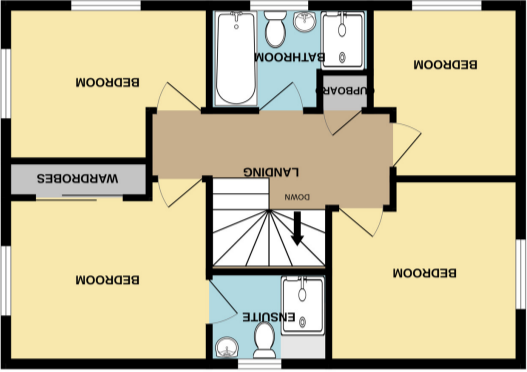
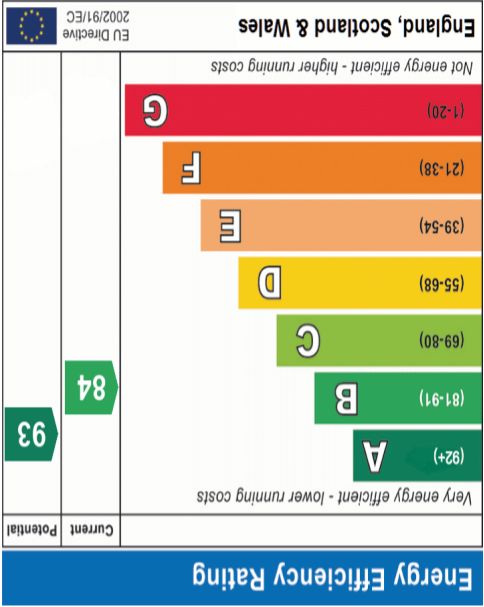
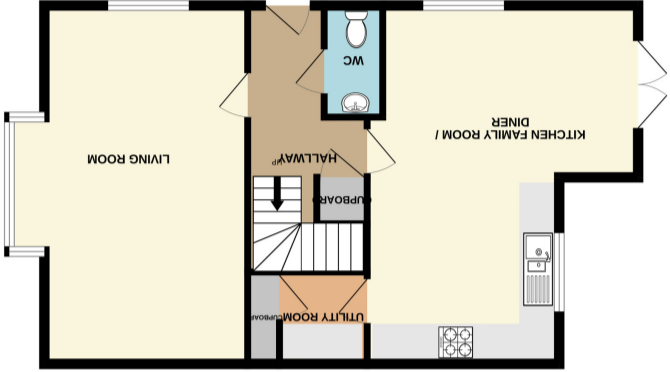


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.



1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.

TOTAL FLOOR AREA: 1244 sq.ft. (115.6 sq.m.) approx.
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PROPERTY PARTICULARS

MODERN LIVING WITH THE NATURAL BEAUTY OF EXPANSIVE PARKLAND
STUNNING & SPACIOUS DETACHED 4-BED HOUSE *** QUIET CUL-DE-SAC LOCATION
Elliott and Smith welcome you to view this INCREDIBLE property, built in 2024, presented with £20,000 of additional upgrades! We encourage you to view this property to experience, in person, all that this exceptional home offers and without doubt you, will want to make this your new home. Presented in immaculate condition throughout, boasting: Upgraded Nordic Oak Parquet Amtico Flooring; Solid Oak Doors; New York Pearl Grey Gloss Fitted Kitchen; Caesar Stone Quartz Worktops; Spacious Kitchen/Dining; Utility; Bathroom; En-suite; Cloakroom; Four Double Bedrooms; Spacious Living; Double-Glazed Windows and Doors Throughout; Garage & Driveway for 3-4 Vehicles.

PROPERTY FRONTAGE

Attractive property with MEADOW VIEWS situated in a peaceful and private cul-de-sac location.
Plenty of parking provided via multi-vehicle driveway, 20 ft garage, and additional visitor parking. Also, equipped with a car-charging port.

HALLWAY

Light and bright entrance hallway with doors to: Cloakroom; Living Room; Kitchen/Dining; Storage Cupboard. Stairs to Upper Floor.

KITCHEN/DINING

20' 4" x 15' 5" (6.20m x 4.70m) Chef's Kitchen and Entertainer's Delight! Quality fittings to include: Caesar Stone Quarts Worktops and Splashbacks; Amtico Flooring Throughout; Integrated Appliances: AEG Electric Double Oven; AEG Fridge/Freezer; AEG Dishwasher; Gas Hob; Stainless Steel Chimney Cooker Hood; Mixer Tap to Inset One and a Half Bowl Sink; Ample Wall and Base Units. Double-Glazed Window to Sunny Rear Aspect. The dining area offers plenty of space for family dining and relaxation with side aspect and rear garden views via French Doors. Door leading to utility room.

UTILITY ROOM

5' 7" x 5' 3" (1.70m x 1.60m) Space for white goods and plumbing for washing machine; Quartz Worktop; New Boiler.

LIVING ROOM

20' 4" x 11' 6" (6.20m x 3.51m) Lovely, light, bright and spacious living room benefitting from: Box Bay Window to Side and Large Window to Front Aspect; Amtico Flooring Throughout; Timber Venetian Blinds to Windows. A gorgeous space for relaxing, unwinding, and enjoying family time together.



CLOAKROOM

Modern two-piece suite comprising of: Low Level WC and Mixer Tap to Basin. Part-Tiled Walls; Tiles to Flooring.

EN-SUITE

8' 11" x 5' 3" (2.72m x 1.60m) Exquisite En-Suite featuring: Italian Tiling to Shower Cubicle Wall; Tiles to Walls and Flooring; Three-Piece Suite comprising of: Large Shower Cubicle with Glass Sliding Doors; Wall-Mounted Shower; Mixer Tap to Basin and Vanity Unit; Low-Level WC; Wall-Mounted Mirrored Bathroom Cabinet;

BEDROOMS

BEDROOM ONE 11' 6" x 10' 10" (3.51m x 3.30m) With Mirrored Built-in Robes and En-Suite

BEDROOM TWO 10' 10" x 9' 10" (3.30m x 3.00m)

BEDROOM THREE 10' 10" x 8' 10" (3.30m x 2.69m) Boasting lovely views via dual aspect windows

BEDROOM FOUR 9' 10" x 8' 6" (3.00m x 2.59m)

BATHROOM

9' 10" x 8' 11" (3.00m x 2.72m) LUXURY four-piece suite featuring: Walk-In-Shower with Glass Sliding Door; Wall-Mounted Shower; Wall-Mounted Towel Radiator; Mixer Tap to Basin and Wall-Mounted Vanity Unit; Low-Level WC; Mixer Tap and Hand-Held Shower Attachment to Bath.

REAR GARDEN

Fully Fenced & Un-Overlooked Sunny Rear Garden Low-Maintenance Lawn; Fully Insulated Summer House, ideal for Home Business, Home Office, Games Room, Snug...the choice is endless.