

£474,950 Freehold







### Features

- Executive Detached Family Home
- 4/5 Bedrooms (Potential self contained living)
- Unusually Large Plot Position
- Huge Driveway & Double Garage
- Simply Stunning Open-Plan Living Kitchen/Diner
- Beautifully Presented Throughout
- x2 En-Suite Bathrooms Plus Family Bathroom
- Ground Floor Jack and Jill En-Suite Shower room
- Ideal Family/Extended Family Purchase
- Council Tax Band C

### Summary of Property

An exciting opportunity to acquire this exceptional four double bedroom executive detached family home, occupying an unusually generous plot within a quiet residential setting.



# Room Descriptions

## Ground Floor

### Reception Hall

The reception hall is accessed via a composite entrance door with adjoining windows, creating a bright and welcoming first impression. It features high-quality LVT flooring, a staircase rising to the first floor, decorative radiator cover, alarm panel, and ceiling spotlights.

### Sitting Room/Bedroom 5

The versatile sitting room/ground floor bedroom enjoys a front-facing aspect with bespoke shutters, fitted wardrobes, radiator, and TV point, with direct access to the Jack and Jill shower room.

### Jack & Jill Shower Room

The Jack and Jill shower room is beautifully appointed with a modern three-piece suite comprising WC, pedestal wash hand basin, and a large shower enclosure. Finished with full-height marble-effect tiling, heated towel rail, spotlights, and extractor.

### Living Room

The main living room features a bay window with bespoke shutters, a striking cedar-clad floor-to-ceiling chimney breast with feature fireplace, radiator, and TV point.

### Superior Open-Plan Living Kitchen/Diner

The impressive open-plan living kitchen diner forms the heart of the home. The kitchen is fitted with a range of contemporary wall and base units with quartz work surfaces, incorporating a one-and-a-half bowl sink with mixer tap. Integrated appliances include a gas hob with extractor canopy, double oven, additional oven with convection microwave, and dishwasher, with space for an American-style fridge freezer. The adjoining dining/living area is bright and spacious, featuring bi-fold doors opening onto the rear garden and a bespoke media wall.

### Utility Room

A separate utility room continues the kitchen styling with matching units and quartz work surfaces, providing space and plumbing for laundry appliances, along with a window to the side elevation.

## First Floor

### Galleried Landing

The galleried landing is light and spacious, featuring a front-facing window, decorative radiator cover, spotlights, air filtration system, and loft access with pull-down ladder.

### Bedroom 1 (Master Suite)

Bedroom One is a generous double with rear aspect, fitted wardrobes, and access to a stylish en-suite shower room.

### Stylish En-Suite

The en-suite comprises WC, pedestal wash basin, and large shower enclosure, with full tiling, heated towel rail, spotlights, and obscured window.

### Bedroom 2

Bedroom Two is another well-sized double with fitted wardrobes and its own en-suite shower room, similarly appointed.

### Bedroom 3

With a double glazed window to the front elevation, wall-mounted radiator, TV point, and fitted wardrobes with mirrored sliding doors.

### Bedroom 4 (Currently used as a dressing room)

Having a double glazed window to the front elevation, wall-mounted radiator, and modern fitted wardrobes.

### Family Bathroom

Fitted with a contemporary three-piece white suite comprising a low-level WC, pedestal wash hand basin, and panelled bath with shower attachment and glass screen over. Part tiled walls, vinyl flooring, heated towel rail, wall-mounted electric shaver point, inset spotlights, extractor fan, and a double glazed obscured window.

### Outside

The property occupies a substantial and enviable plot, ideal for families and those seeking generous outdoor space. To the front elevation is a large block paved driveway providing ample off-road parking for multiple vehicles, with additional space suitable for a motorhome, caravan, or boat. The front garden is mainly laid to lawn with established hedgerow boundaries.

To the side of the property is an attached brick-built double garage with up-and-over door, power, lighting, and internal access to the rear garden.

The rear garden is of an impressive size, featuring a full-width paved entertaining terrace with privacy trellising—perfect for outdoor dining and entertaining. The main garden is laid to lawn, enclosed by timber fencing for privacy. Additional benefits include external wall lighting, an outside tap, and gated side access to the driveway.



# Floorplan



