

**GUIDE PRICE**  
**£359,950**  
**Freehold**







### Features

- Four bedrooms, versatile family layout
- Spacious lounge with picture window
- Modern fitted kitchen with dining
- Generous bedroom with dual aspect
- Family bathroom with heated towel
- Private, enclosed rear garden retreat
- Driveway parking for two vehicles
- Garage with power and plumbing
- Popular residential location, great potential
- Part boarded loft

## Summary of Property

This extended four-bedroom detached home offers spacious and practical living, ideal for families. Set in a popular residential area, it combines modern fittings with good storage and a versatile layout. On the ground floor, the welcoming entrance hall gives access to a cloakroom, lounge, and kitchen/dining room. The lounge sits to the front with a picture window and useful understairs cupboard.

At the rear, the kitchen/dining room provides a bright and sociable space, fitted with modern cream gloss units, a double oven, gas hob, and space for further appliances. There is ample room for a dining table, with windows and a rear door opening onto the garden. Upstairs, the first floor landing gives access to four bedrooms and the family bathroom. The main bedroom is a comfortable double with a fitted wardrobe, while the second bedroom is particularly generous with dual aspect windows and its own loft access. Bedrooms three is a double size and bedroom four a single, one with a fitted wardrobe and the other with built-in storage.

The bathroom is fitted with a modern white suite including a shower over the bath and a heated towel rail. Outside, the property enjoys a block-paved driveway with parking for two cars and a small lawn. The rear garden is enclosed, mainly laid to lawn with a patio for seating, established borders, and direct access to the garage.

The garage is fitted with power, lighting, plumbing, and rear door access. This is a well-balanced home offering space, comfort, and convenience, ready for new owners to move in and enjoy.

## Room Descriptions

### Entrance Hall:

A welcoming entrance hall sets the tone for the home, finished with easy-care laminate flooring. Stairs rise neatly to the first floor, while doors lead to the cloakroom and lounge, giving the layout a practical and inviting feel.

### Cloakroom:

Conveniently positioned off the hallway, the cloakroom is fitted with a low-level WC and wash hand basin, complemented by a small side-aspect window for natural light and ventilation.

### Lounge: 4.35m x 2.85m (14'3" x 9'4")

A bright and spacious reception room enjoying a wide picture window to the front, filling the room with natural light. Finished with laminate flooring for a modern look, the lounge also offers a useful understairs storage cupboard, making the space both stylish and functional.

### Kitchen/Dining Room: 4.82m x 3.08m (15'10" x 10'1")

The heart of the home, this modern kitchen/dining room is fitted with a range of cream gloss wall and base units with drawers, complemented by worktops incorporating a 1½ bowl sink and drainer. Integrated appliances include a built-in double oven and a four-ring gas hob with extractor over, while there is plumbing and space for a washing machine or dishwasher. The layout provides ample room for a dining table and chairs, with windows overlooking the rear garden from both the kitchen and dining area. A rear door opens directly to the garden, creating a seamless flow for indoor-outdoor living.

### First Floor Landing:

A central landing gives access to all bedrooms and the bathroom, with a hatch to the loft space. The loft itself is part-boarded and offers practical additional storage.

### Bedroom One – 3.82m x 2.87m (12'6" x 9'5")

A well-proportioned double bedroom positioned at the front of the property. The room benefits from a fitted wardrobe, offering excellent storage, and enjoys a pleasant outlook.

### Bedroom Two – 5.47m x 2.70m (17'11" x 8'10")

A particularly generous bedroom, versatile enough to serve as the principal bedroom or a large guest suite. Dual aspect windows to both the front and rear provide excellent natural light, while a separate loft access adds further practicality.

### Bedroom Three – 2.88m x 2.79m (9'5" x 9'2")

Another comfortable double bedroom, overlooking the rear garden. This room also benefits from a fitted wardrobe, making it ideal for family use or as a home office if preferred.

### Bedroom Four – 3.26m x 1.88m (10'8" x 6'2")

A single bedroom with a front-facing window and built-in storage cupboard. Perfect as a child's room, nursery, or study.

### Bathroom – 1.95m x 1.95m (6'5" x 6'5")

Fitted with a modern white three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin with mirror cabinet above, and a WC. A heated towel rail provides comfort and practicality, while the décor gives the room a clean, contemporary finish.

### Front Garden:

The property is approached via a block-paved driveway providing off-road parking for two vehicles, alongside a neatly kept lawned area.

### Rear Garden

The rear garden is fully enclosed, offering a safe and private outdoor space. A paved patio provides an ideal spot for alfresco dining, while the remainder is laid to lawn with well-stocked borders of mature shrubs. An outside tap adds convenience, and there is a door providing direct access into the garage.

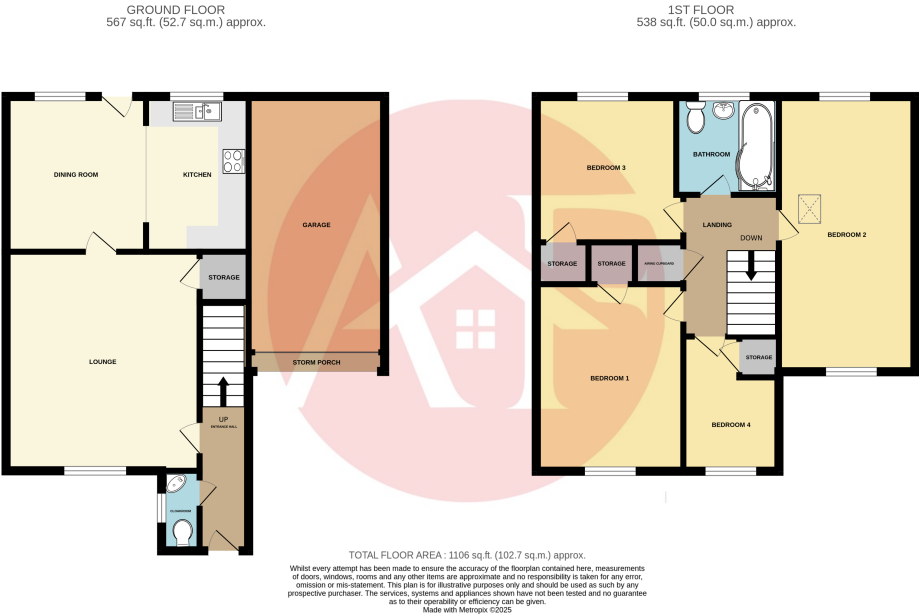
### Garage

The single garage is fitted with an up-and-over door to the front and a rear door opening onto the garden. It benefits from power, lighting, and plumbing for a washing machine, making it a useful extension of the home.





Floorplan



Material Information
Council Tax Band & Charge for Current Year
Band: C   £2,177.88 for 2025/26
EPC Rating & Date Carried Out
EPC: D – 14/09/2025
Building Safety Issues
Non Reported
Mobile Signal
<a href="#">Ofcom Mobile Coverage Checker</a> Provides official indoor and outdoor coverage predictions across all major UK networks <a href="http://www.ofcom.org.uk">www.ofcom.org.uk</a>
<a href="#">nPerf Mobile Coverage Map</a> Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. <a href="http://www.nperf.com">www.nperf.com</a>
<a href="#">Mast Data Mobile Mast Summary</a> Shows mast locations and coverage details for each mobile provider across the UK <a href="http://www.mastdata.com">www.mastdata.com</a>
Construction Type
Standard Construction
Existing Planning Permission
No Applications Currently Registered
Coalfield or Mining
N/A
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