

£550,000 Freehold







### Features

- Beautiful Detached Family Home
- 4 Bedrooms & 2 Bathrooms
- Accommodation Over 3 Floors
- Private Cul-De-Sac Location
- Stunning Kitchen & Bathrooms
- Ideal Family Purchase
- Driveway & Converted Garage
- Utility/Guest Cloakroom & Home Gym
- Private Enclosed Garden
- Council Tax Band D

### Summary of Property

An excellent opportunity to acquire this beautifully presented modern family home, ideally positioned within a quiet cul-de-sac setting.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>91</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



# Room Descriptions

## Ground Floor

### Reception Hall

Entered via a composite door into a light and welcoming space featuring half-height wood panelling, LVT flooring, a carpeted staircase rising to the first floor, decorative coving, and inset spotlights.

### Guest Cloakroom

Fitted with a low-level WC and pedestal wash hand basin with tiled splashback. LVT flooring, period-style wall-mounted radiator, obscured double-glazed window to the front, inset spotlights, and extractor fan.

### Integral Garage/ Home Gym

The front section remains as storage with an electric roller door, power, lighting, and an electric panel heater. An internal door leads to a converted space currently used as a home gym, also benefitting from power and lighting.

### Utility Room

Fitted with a range of wall and base units with granite work surfaces, providing space for a washing machine and tumble dryer. Continuation of LVT flooring, period-style radiator, extractor fan, and composite door to the side elevation.

### Open Plan Kitchen/Breakfast Room

A stunning, light-filled space featuring an extensive range of modern units with granite work surfaces and a central island with inset double sink and seating area. Integrated appliances include a stainless steel gas range cooker with extractor canopy, convection microwave, and fridge/freezer. The room is enhanced by bifold doors opening to the rear garden, along with ceiling spotlights, integrated speaker system, and TV point.

### Living Room

A spacious and stylish reception room with continuation of flooring, decorative coving, inset spotlights, radiator, TV point, feature alcove/log store, and bifold doors leading out to the rear garden.

## First Floor

### Landing

A bright and spacious landing with feature wall panelling, decorative coving, and inset spotlights.

### Bedroom 2

Double-glazed window to the front elevation, period-style radiator, and TV point.

### Bedroom 3

Double-glazed window to the rear elevation, radiator, and space for bedroom furniture.

### Bedroom 4

Double-glazed window to the front, fitted bedroom furniture including wardrobes, shelving, and dressing table, radiator, and inset spotlights.

### Family Bathroom

A beautifully appointed four-piece suite comprising low-level WC, pedestal wash basin, freestanding oval bath with freestanding tap and shower attachment, and a large walk-in shower with mains-fed shower. Tiled flooring, partial wall tiling, chrome heated towel rail, obscured double-glazed window, spotlights, and extractor fan.

## Second Floor

### Master Suite ( Bedroom 1)

A stunning top-floor retreat with dressing area, featuring double-glazed French doors opening to a Juliet balcony, rear skylight, inset spotlights, radiators, TV point, and useful eaves storage.

### En-Suite

Comprising low-level WC, pedestal wash basin, and separate shower enclosure with wall-mounted shower. Fully tiled walls, tiled flooring, Velux skylight, chrome heated towel rail, and extractor fan.

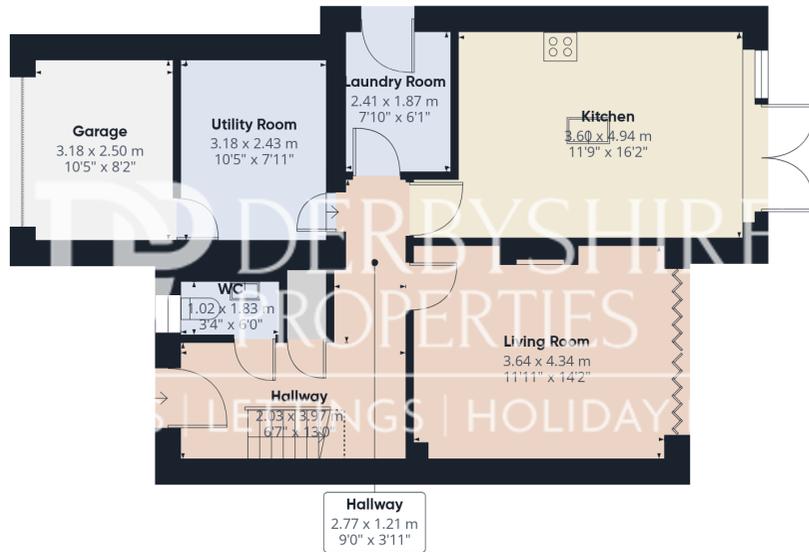
### Outside

To the front, a generous block-paved driveway provides ample off-road parking, along with access to the integral garage and EV charging point.

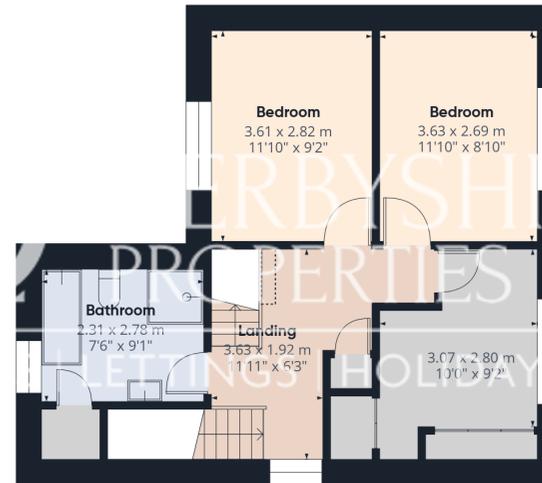
A side pathway leads to the enclosed rear garden, designed for ease of maintenance and family enjoyment. The garden features a large Indian sandstone patio area (currently housing a hot tub), steps rising to a lawn, and a further timber decking seating area, all enclosed by timber fencing. External lighting and an outside tap are also provided.



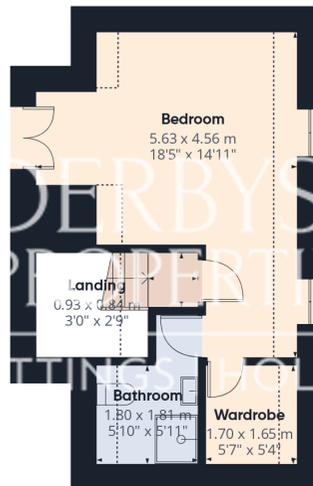
# Floorplan



Ground Floor



Floor 1



Floor 2



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

141 m<sup>2</sup>

1519 ft<sup>2</sup>

Reduced headroom

5.8 m<sup>2</sup>

63 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

