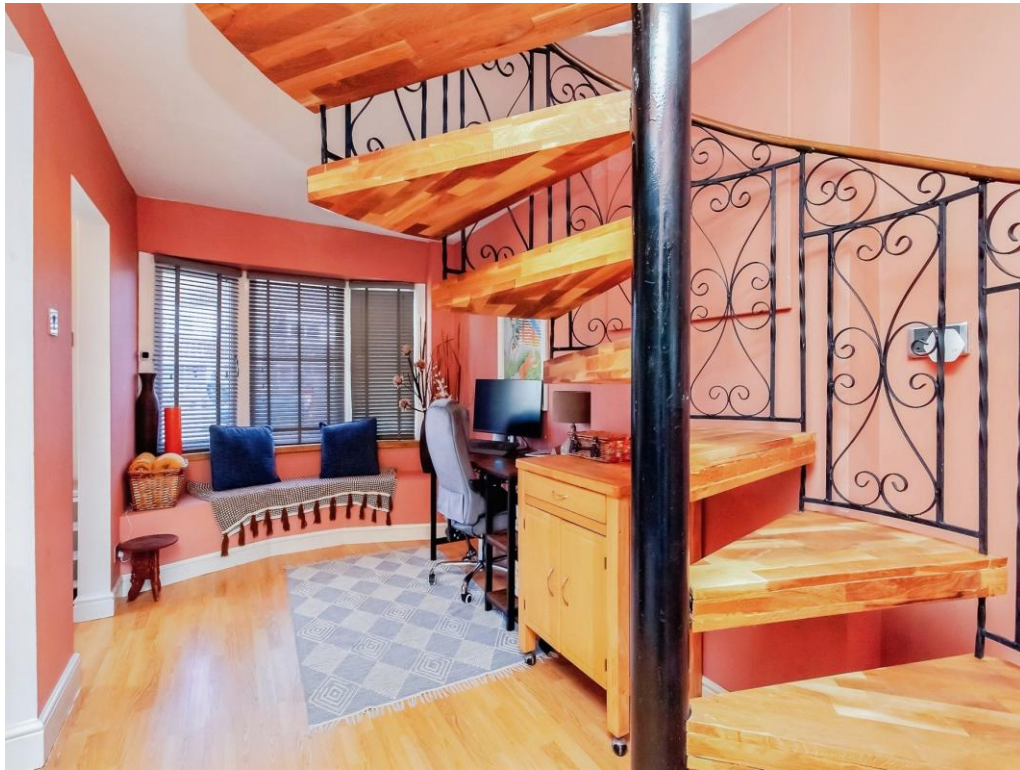






Property Description

This well-presented three to four bedroom detached home offers versatile and thoughtfully designed accommodation, ideal for modern family living. The ground floor opens from the entrance porch into a welcoming hallway featuring a spiral staircase to the first floor and a useful study area, flowing through to the lounge. The lounge is bright and airy, with windows to both the front and rear and French patio doors opening onto the garden. The modern kitchen diner is well-designed for contemporary living, with the dining area also benefiting from French patio doors leading outside.

Further versatility is provided by the garage conversion, which creates a multi-functional room suitable for a variety of uses such as a home office, playroom, bedroom, or additional living space. This area also incorporates fitted wardrobes, a shower room and a separate utility room, adding valuable practicality to the home.

Upstairs, an open landing offers space for a cosy nook or reading area which was a bedroom and can potentially be converted back. There are three well-proportioned bedrooms, with the principal bedroom enjoying the luxury of a walk-in wardrobe. A stylish family bathroom completes the first floor, fitted with both a bath and a walk-in shower.

Externally, the property boasts off-street parking for multiple vehicles to the front, while to the rear lies a private garden with a decking area, ideal for entertaining or relaxing in warmer months.

EPC rating: C

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor

Entrance Porch

Entrance door to the front, window to the side.

Hallway

16' 6" x 7' 7" (5.03m x 2.31m)

Bay window with seating area, spiral staircase, laminate flooring.

Lounge

18' 11" x 12' 7" (5.77m x 3.84m)

French patio doors to the rear, windows to the front and rear, carpet flooring.

Kitchen/Diner

21' 10" x 8' 10" (6.65m x 2.69m)

French patio doors to the rear, window to the rear, a range of wall and base units with wooden work surfaces, sink drainer with mixer tap, tiled splash backs, integrated oven and hob with cooker hood, integrated appliances, laminate flooring, spotlights.

Reception Room/Gym/Playroom

15' 2" x 8' 1" (4.62m x 2.46m)

Window to the front, sliding doors to the utility room and shower room, built in cupboards, laminate flooring, spot lights.

Utility Room

10' 9" x 5' 4" (3.28m x 1.63m)

A range of wall and base units with rolled edge work surfaces, space for washing machine, tiled splash area, laminate flooring, spot lights,

Shower Room

6' 1" x 5' 4" (1.85m x 1.63m)

Walk in shower, wash hand basin, low level WC, tiled splash area, laminate flooring.

First Floor

Landing/Snug

14' 1" x 12' 9" (4.29m x 3.89m)

Window to the front, loft hatch, carpet flooring.

Bedroom One

14' 8" x 11' 11" (4.47m x 3.63m)

Window to the front, built in wardrobes, vanity unit and bed base, loft hatch, carpet flooring.

Dressing Area

8' 2" x 4' 11" (2.49m x 1.50m)

Bedroom Two

16' 2" x 9' 2" (4.93m x 2.79m)

Windows to the front and rear, built in wardrobes, carpet flooring.

Bedroom Three

9' 10" x 9' (3.00m x 2.74m)

Window to the rear, carpet flooring.

Bathroom

10' 8" x 6' 6" (3.25m x 1.98m)

Window to the rear, bath with mixer tap and shower attachment, walk in shower cubicle, his and hers wash hand basins set in vanity unit, low level WC, heated towel rail, tiled splash backs, spot lights.

Loft Spaces

Fully boarded.

Externally

To The Front

Surrounding brick wall, block paved creating off street parking for multiple vehicles, pedestrian walkway to gated side access..

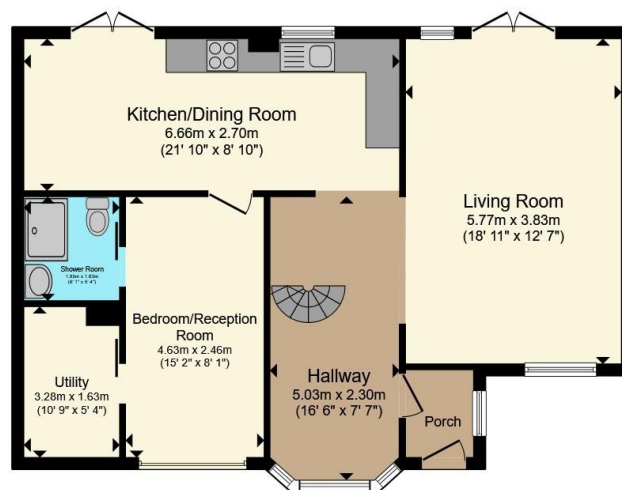
Rear Garden

Fully enclosed with gated side access, laid to lawn, raised flower beds with established shrubbery, decking area, double gate leading to extra parking area.

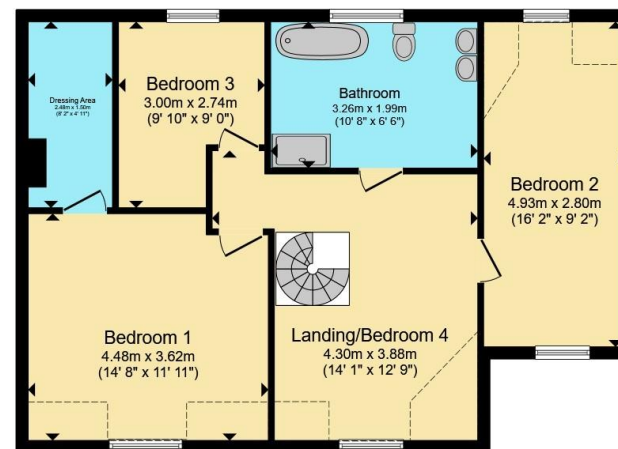








Ground Floor



First Floor

Total floor area 149.4 m² (1,608 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: C Council Tax
Band: D

Tenure: Freehold

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