





A stunning four bedroom detached home, situated within a popular residential development, having a remaining builders warranty. The property benefits from a driveway providing parking facility leading to an integral garage, impressive kitchen diner and four well proportioned bedrooms with the master having an en-suite shower room. Viewing is highly recommended strictly via appointment only.



#### Entrance Hall:

The front door of the house opens into the Entrance Hall. Inside, there is, a central heating radiator, under-stairs storage, and a Nest thermostat.

#### Cloakroom:

Located adjacent to the Entrance Hall, the Cloakroom features a double glazed window to the side aspect. It includes a hand wash basin, a WC and tiled splashback areas.

#### Lounge:

With ample natural light coming in through the double glazed window at the front, the Lounge is a spacious room. It has two central heating radiators and TV points.

#### Kitchen Diner:

The large Kitchen Diner area is situated at the rear of the house. It is illuminated by a double glazed window and patio doors that lead to the outside. The kitchen is fitted with a range of wall and base units with work surfaces. It includes a stainless steel sink and drainer with a pull-out mixer tap, a double gas oven, a six-ring gas hob with an extractor hood, an integrated dishwasher, and a fridge/freezer. The room features a central heating radiator.

#### Utility Room:

Accessible through a door leading to the garden, the Utility Room contains wall and base units. It offers space and plumbing for a washing machine and tumble dryer. Additionally, it houses the central heating boiler.



#### Landing:

The Landing is the area at the top of the stairs.

#### Bedroom One:

Bedroom One has two double glazed windows at the front. It also includes a central heating radiator, carpeted flooring, TV and ethernet points, a Nest thermostat, and built-in wardrobes.

#### En Suite:

The En Suite has a double glazed window facing the front.







It is equipped with a double shower, a hand wash basin, a WC, an extractor fan, spotlights, and a heated towel rail.

#### Bedroom Two:

This bedroom features a double glazed window overlooking the rear. It has carpeted flooring and a central heating radiator.

#### Bedroom Three:

Similar to Bedroom One, Bedroom Three also has a double glazed window at the front. It includes carpeted flooring, a TV point, a central heating radiator, and a built-in wardrobe.



#### Bedroom Four:

With a double glazed window at the rear, Bedroom Four offers carpeted flooring, an Ethernet point, and a central heating radiator.

#### Bathroom:

The Bathroom has a double glazed window facing the rear. It is equipped with a bath, a shower, a hand wash basin, a WC, an extractor fan, spotlights, a shaver point, a heated towel rail, and partially tiled walls.

#### Outside

The outside of the property to the front elevation features a tarmac driveway providing parking facility which leads to the garage and front entrance door. The rear elevation offers a laid to lawn garden with patio area ideal for seating, enclosed via timber fencing.



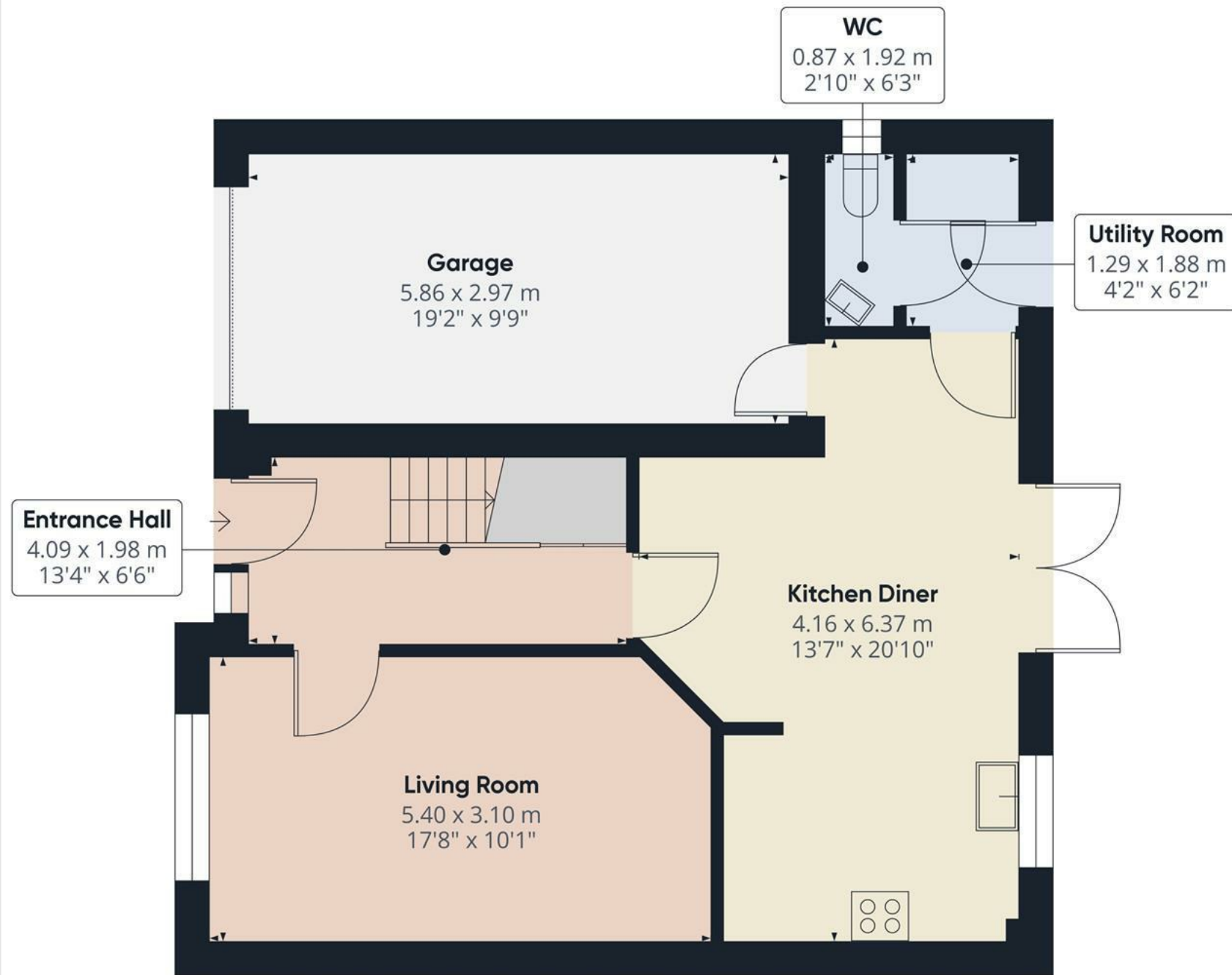












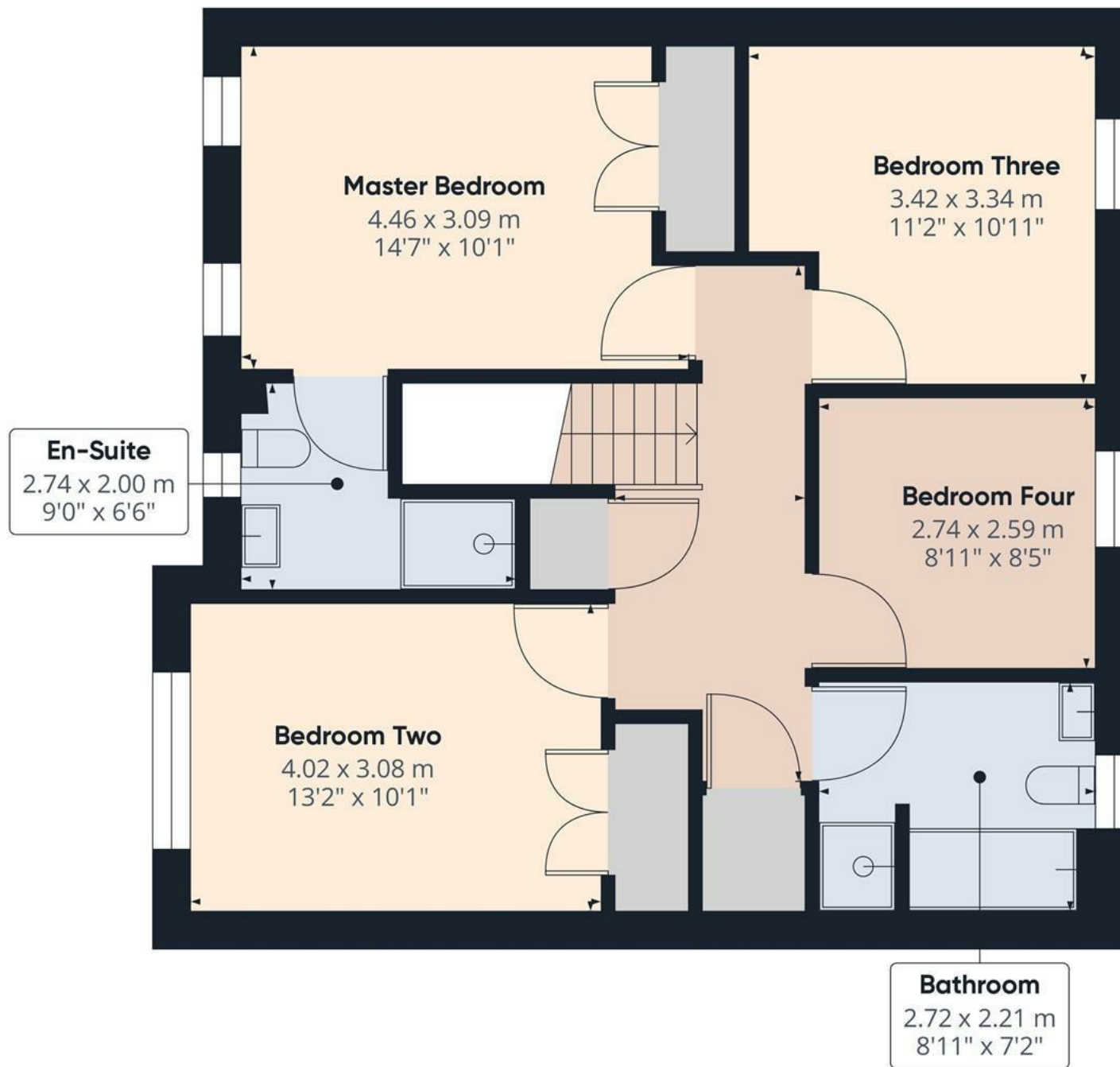
Approximate total area<sup>(1)</sup>  
69.24 m<sup>2</sup>  
745.3 ft<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Floor 0

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Floor 1

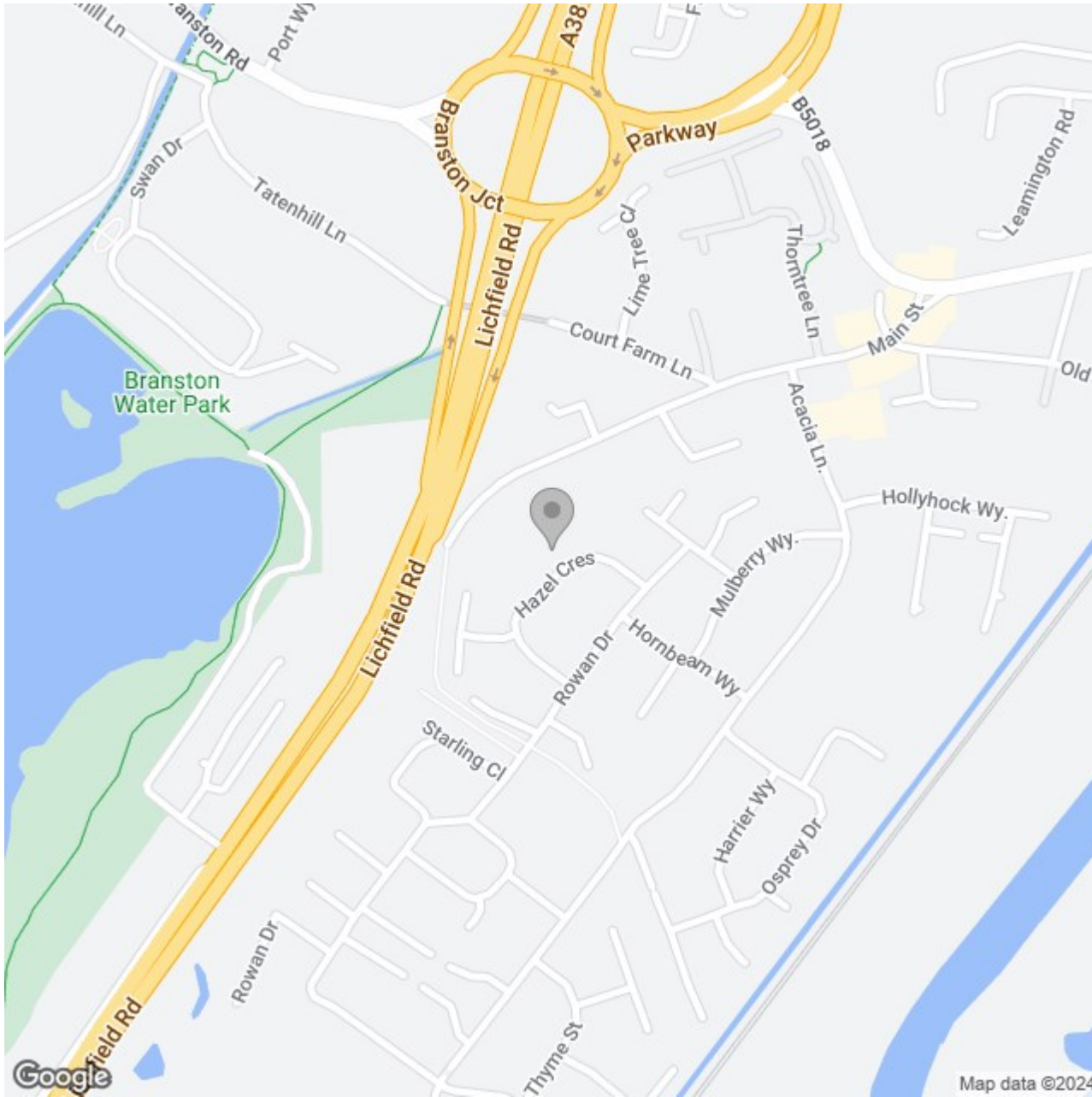
Approximate total area<sup>0</sup>

65.13 m<sup>2</sup>  
701.08 ft<sup>2</sup>

Excluding balconies and terraces

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	