





A stunning extended three bedroom detached home, situated within a popular residential location, having good access to a range of local amenities and transport links. The property benefits from an impressive extension to the rear aspect, which provides a large sitting room with vaulted ceiling and skylights, beautiful kitchen that has been finished to a high specification including quartz work surfaces, three well proportioned bedrooms and a utility room. Viewing is highly recommended strictly via appointment only.



Entrance Hall

With central heating radiator, double glazed window to the side elevation, composite front entrance door, recessed spotlighting and a door leading to:

Dining Room

With two central heating radiators, double glazed window to the front elevation, door leading to the inner hallways and an opening leading to the kitchen.

Kitchen

With a selection of matching wall and base units having a quartz preparation work surface, with Belfast sink having mixer tap over, integrated dishwasher, electric oven and electric grill, induction hob with extractor over, double glazed window to the side elevation, recessed spotlighting and double doors leading through to the living room.

Living Room

With central heating radiator, double glazed window to the rear elevation, double glazed bi-folding doors leading out onto the patio, recessed spotlighting and two skylights.

Utility Room

With a selection of base units, space for washing machine and tumble dryer, wall mounted gas boiler, straight edge preparation work surface with mixer tap and sink and a central heating radiator.

WC/Cloaks

With central heating radiator, wash hand basin with mixer tap and a low level WC.



Inner Hallway

With stairs rising to the first floor and a double glazed window to the side elevation.

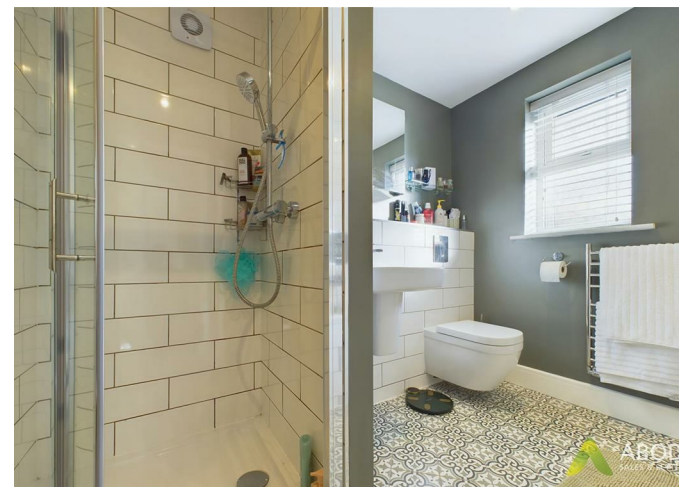
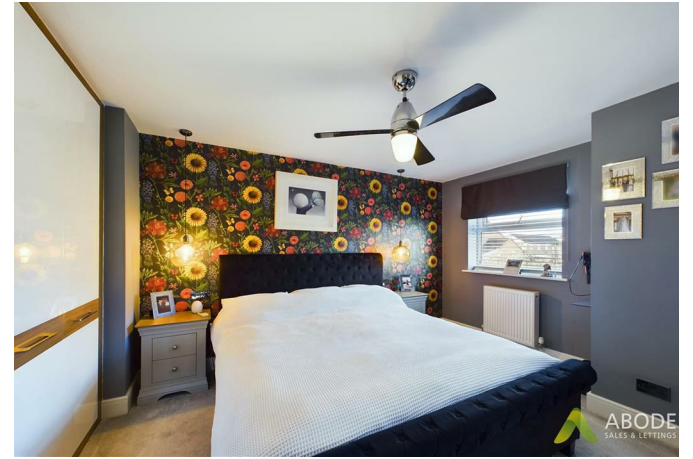
First Floor Landing

With central heating radiator, airing cupboard, loft hatch and doors leading off to:

Master Bedroom

With two double glazed windows to the front elevation, central heating radiator and a selection of bespoke fitted







wardrobes.

Bedroom Two

With a central heating radiator and a double glazed window to the rear elevation.

Bedroom Three

With central heating radiator and a double glazed window to the front elevation.

Family Bathroom

With a four piece suite comprising: Shower cubicle with tiled splash backs, gravity rain shower and glass bi-folding door, wash hand basin with mixer tap, low level WC, bath with mixer tap and handset over, heated ladder towel rail, double glazed window to the rear elevation, partially tiled walls, tiled flooring and recessed spotlighting.



Outside

The outside of the property to the front elevation offers a tarmacadam driveway providing ample parking facility which leads to storage with a block paved pathway to the side which leads to the front entrance door. The rear elevation offers a beautifully landscaped garden with patio area, pathway and a laid to lawn garden, all of which is enclosed via timber fencing.









Floor 0

Approximate total area⁽¹⁾
109.25 m²
1175.98 ft²



Floor 1

(1) 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.

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Approximate total area⁽¹⁾

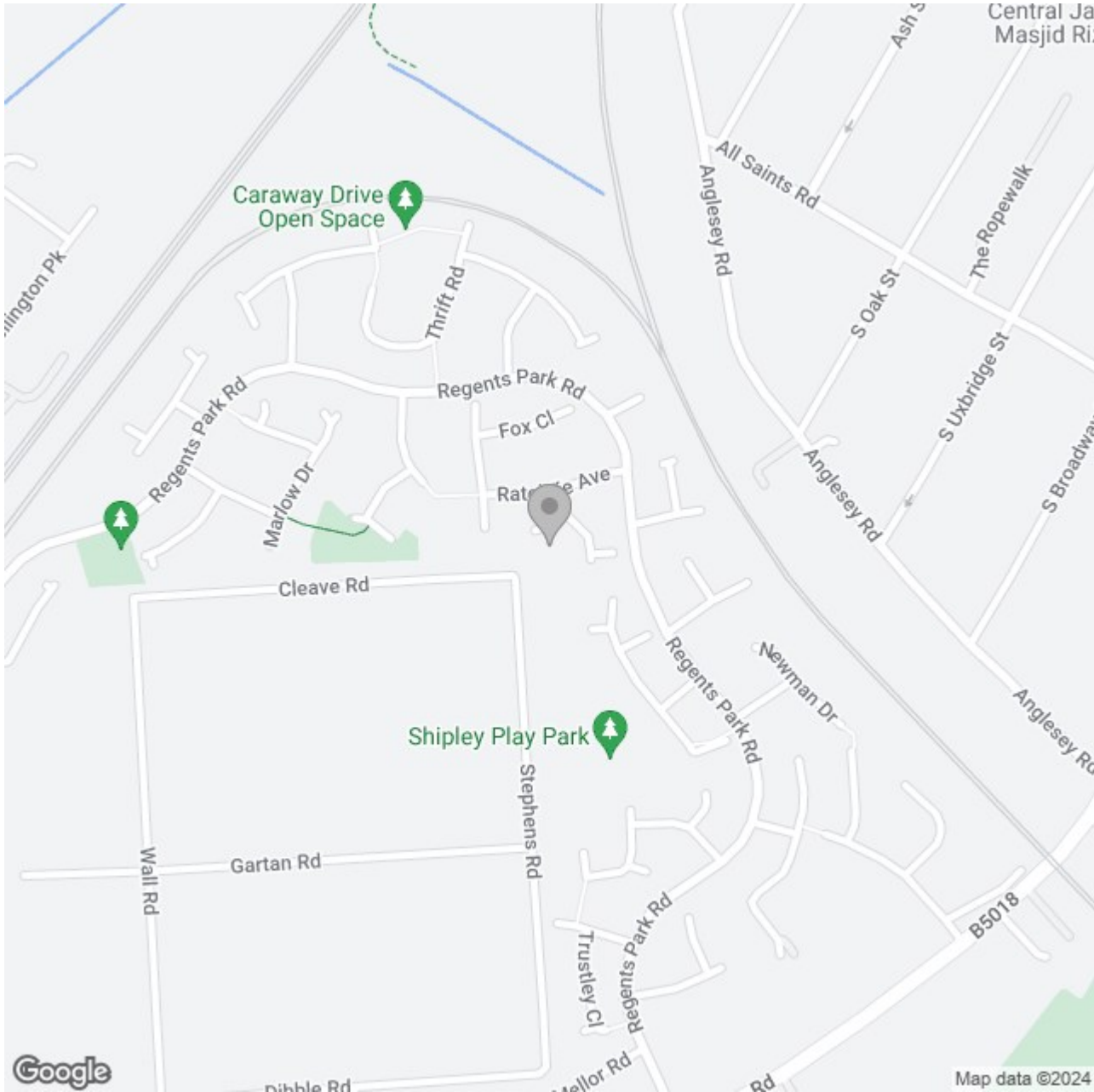
71.66 m²
771.34 ft²

(1) Excluding balconies and terraces.

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Floor 0



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	68	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	