





This impressive three-bedroom detached property is nestled on an approximate one-acre plot, offering a tranquil retreat down a private driveway, conveniently located close to a variety of local amenities and transportation links. The property boasts three reception rooms, a newly fitted kitchen diner extension with a striking vaulted ceiling and large window providing delightful views of the mature gardens. Additionally, it features three double bedrooms, with the master bedroom benefiting from an en-suite shower room, a spacious newly fitted four-piece family bathroom, and a double garage with an adjacent office. Viewing is highly recommended and is strictly available via appointment only.



## Accommodation

### Entrance hallway

With double storage cupboard, double glazed windows to the front elevation, composite front entrance door, stairs rising to the first floor and doors leading off to:

### Living Room

With two central heating radiators, log burning stove, bi-folding doors to the rear elevation, double glazed window to the front elevation, a door leading to the games room and an opening leading to:

### Dining Room

With central heating radiator, bi-folding doors leading onto the garden and double doors leading to the entrance hallway.

### Games Room

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

### WC/cloaks

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

### Kitchen

With a selection of matching wall and base units, having a white quartz preparation work surface, one and a half bowl sink with mixer tap, Neff induction hob with extractor over, Neff electric oven, electric grill and a warming drawer, integrated



full length fridge and full length freezer, dishwasher, central heating radiator, double glazed windows to the rear and side elevation, two skylights, recessed spotlighting and a doors leading to:

### Inner hallway

With double glazed window to the front elevation, composite side entrance door, recessed spotlighting and a door leading to the utility room.

### Utility Room







With a selection of matching wall and base units, having space for a fridge and washing machine, a Worcester Bosch boiler, white quartz preparation work surface with sink having mixer tap and drainer, double glazed windows to the front elevation and a door leading to the entrance hall.

#### First Floor

With double airing cupboard, central heating radiator, double glazed window to the front elevation, loft hatch and doors leading off to:

#### Family Bathroom

With a four piece suite comprising: bath with mixer tap and handset, wash hand basin with mixer tap, shower cubicle with gravity shower over, low level wc, double glazed window to the rear elevation and recessed spotlighting.

#### Master Bedroom

With a selection of matching fitted wardrobes, double glazed window to the side and front elevation, central heating radiator and a door leading to the en-suite shower room.

#### En-suite shower room

With a three piece suite comprising: low level wc, wash hand basin with mixer tap and vanity unit below, walk in shower with gravity shower over, central heating radiator, double glazed window to the front elevation and recessed spotlighting.

#### Bedroom Two

With 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.

#### Outside

The property boasts a generous front driveway with ample parking leading to the double garage, office, and front entrance. The rear elevation presents a stunning view, with an expansive patio leading to a beautiful decked area enclosed by glass balustrades surrounding a large swim spa. Beyond, the mature garden includes a pond, spacious lawn area, and mature trees creating a peaceful retreat with captivating views.















Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

249.92 m<sup>2</sup>

2690.07 ft<sup>2</sup>

Reduced headroom

1.34 m<sup>2</sup>

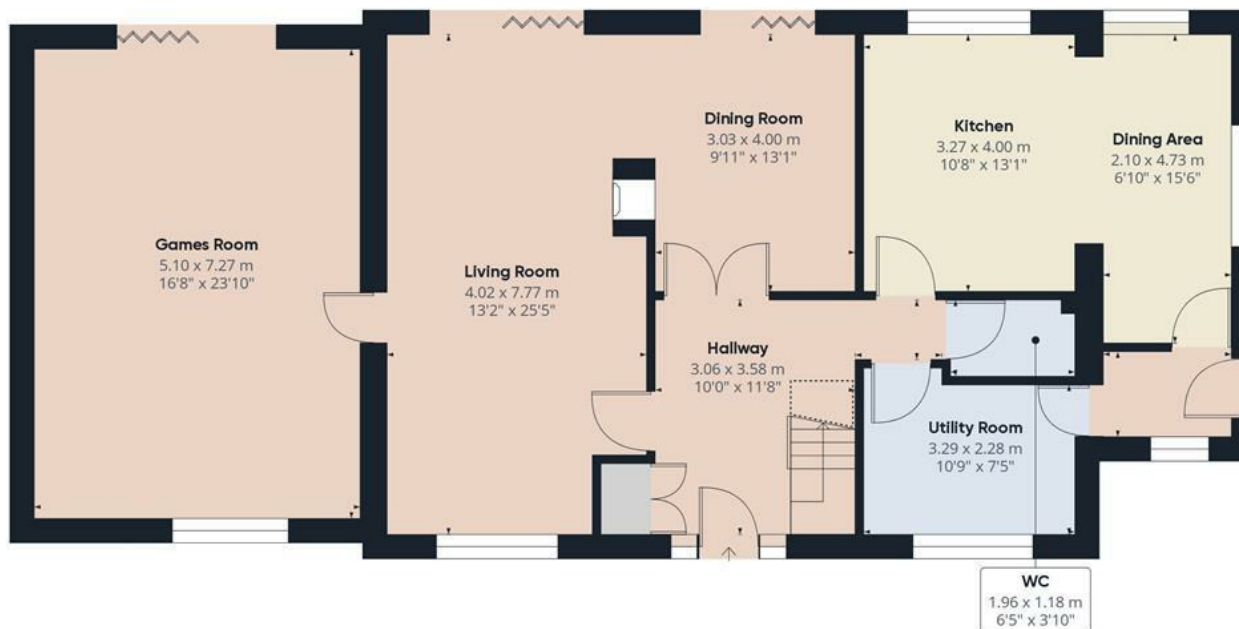
14.39 ft<sup>2</sup>

(1) Excluding balconies and terraces

⌚ Reduced headroom  
(below 1.5m/4.92ft)

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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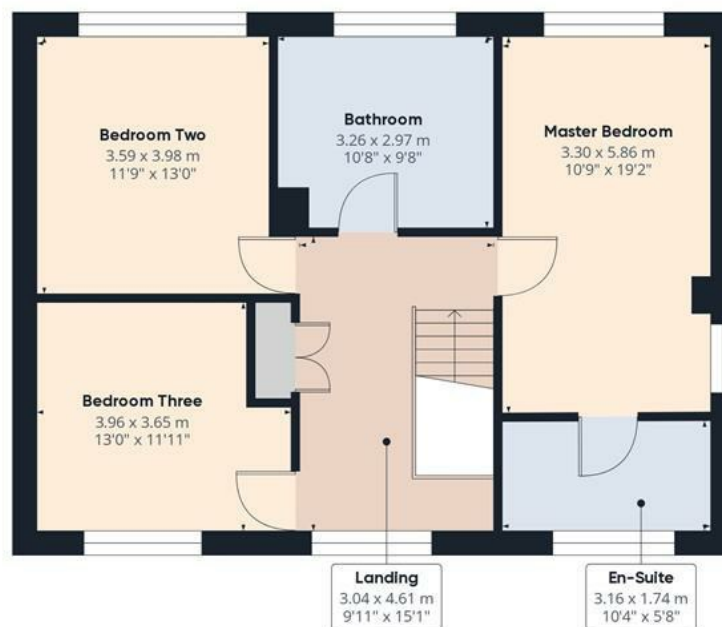
Floor 0 Building 1

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

206.46 m<sup>2</sup>  
2222.33 ft<sup>2</sup>

Reduced headroom

1.34 m<sup>2</sup>  
14.39 ft<sup>2</sup>



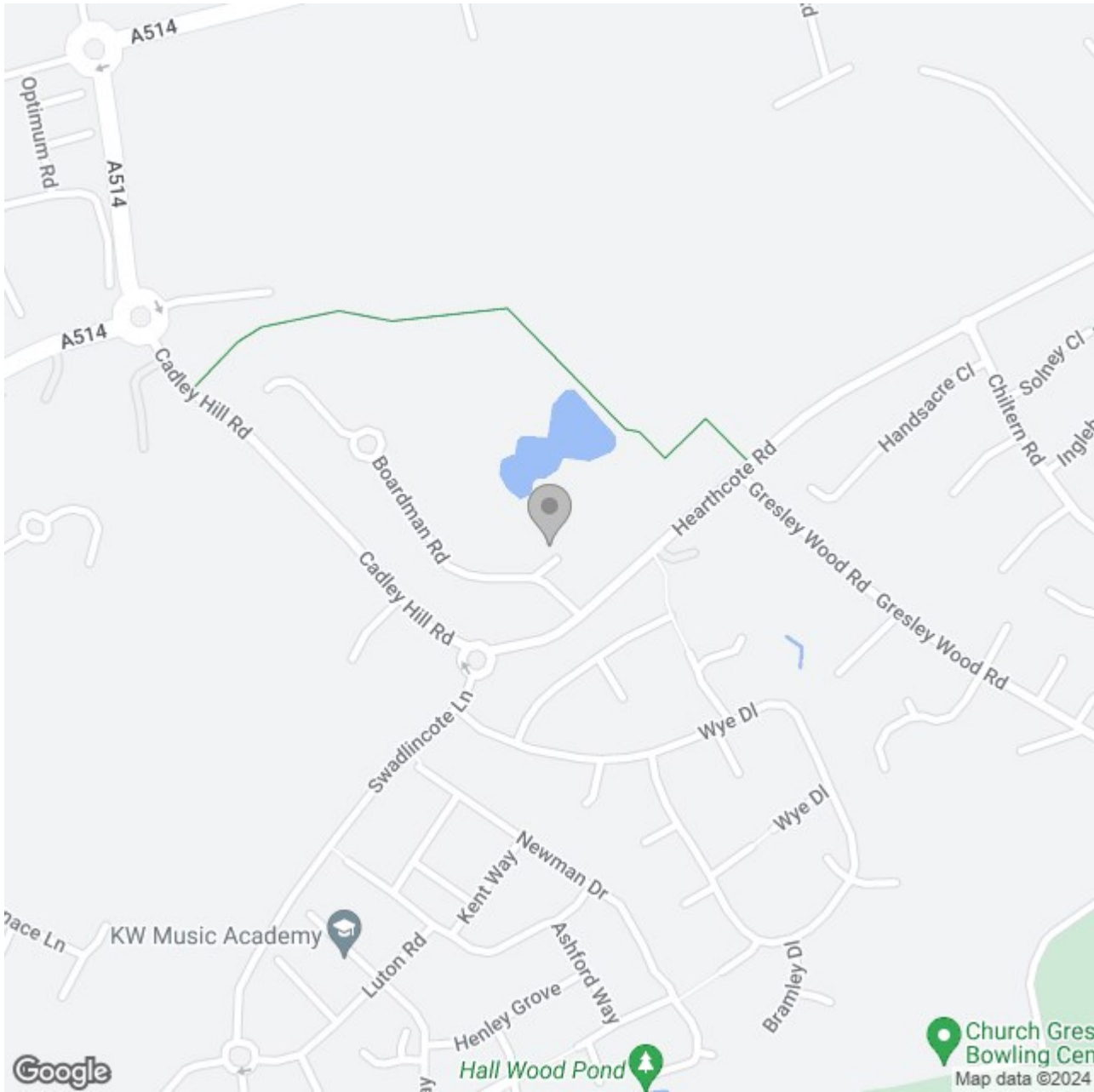
Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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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>		<b>83</b>
(69-80) <b>C</b>	<b>72</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	