





**** FOUR BEDROOM DETACHED ** NO CHAIN **
LARGE DRIVEWAY ** CUL DE SAC LOCATION ****

Tucked away in a peaceful cul-de-sac, this spacious four-bedroom detached home offers a perfect blend of space, charm, and a desirable plot with tree-lined views to the rear. Upon entering, you're welcomed by a bright and inviting entrance hall. The property boasts two reception rooms, including a comfortable lounge and a separate dining room. At the heart of the home lies a refitted traditional kitchen/dining area, ideal for both family meals and entertaining. A convenient study room sits adjacent to the kitchen, leading to a utility room with a pet shower and internal access to the double garage. The ground floor also includes a WC for added convenience. Upstairs, you'll find four well-proportioned bedrooms, with the master featuring an en-suite, as well as a family bathroom to serve the remaining rooms.



ABODE
SALES & LETTINGS

Hallway

With a composite lace front entry door leading into, UPVC double glaze frosted glass window to the front elevation, staircase rising to the first floor landing with a useful storage cupboard, tiled flooring throughout, central heating radiator, thermostat, doorbell chime and internal doors leading to:

Cloaks/WC

With tiled flooring throughout, wash hand basin with mixer tap, low-level WC with built-in storage space, extractor fan and chrome towel radiator.

Lounge

With a UPVC double glazed box bay window to the front elevation, the focal point of the room being the gas fire place, two central heating radiators and TV aerial point.

Dining Room

With a full height UPVC double glazed window to the rear elevation, central heating radiator and internal door leading to:

Kitchen/Diner

With a UPVC double glazed window to the rear elevation, tiled flooring throughout, the kitchen features range of matching base and eye-level storage cupboards and drawers with drop edge preparation work surfaces, a range of integrated appliances includes a stainless steel sink drainer with mixer tap, fridge, freezer, dishwasher, double ovens, four ring induction electric hob with stainless steel extractor hood, central heating radiator and internal door leading to:



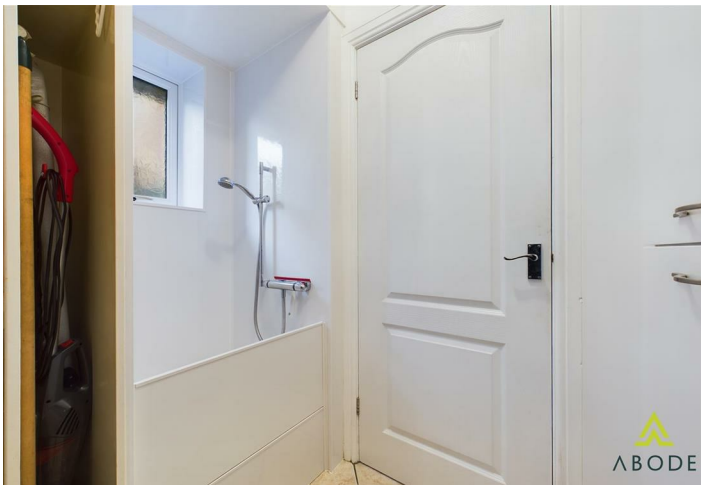
Study

With tiled flooring throughout, UPVC double glazed window and door leading to the rear garden, central heating radiator, smoke alarm, access into loft space via loft hatch, internal door leading to:

Utility Room

With a UPVC double glazed frosted glass window to the side elevation, tiled flooring throughout, pet shower unit with PVC wall panelling, a range of built-in storage cupboards, housing shelving, internal door leading to:







Garage

With x2 up and over doors to the front elevation, glazed timber window unit to the side elevation, access to loft space via hatch and Worcester Bosch central heating gas boiler.

Landing

With access into loft space via loft hatch, smoke alarm, internal doors leading to:

Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator, the room features a range of built-in wardrobes and overhead storage cupboards, dressing table, useful over stairs storage cupboard with shelving and internal door leading to:

En-suite

With a UPVC double glazed frosted glass window to the front elevation, featuring a three-piece shower room suite comprising of low-level WC, shower cubicle with waterfall showerhead, wash hand basin with mixer tap, complementary tiling to wall coverings, chrome heated towel radiator and extractor fan.

Bedroom Two

With a UPVC double glazed window to the front elevation, central heating radiator, the room features a range of built-in wardrobes and overhead storage cupboards and dressing table.

Bedroom Three

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

Bedroom Four

With a UPVC double glazed window to the rear elevation, central heating radiator, range of built-in wardrobes overhead storage cupboards and drawers, TV aerial point.

Bathroom

With a UPVC double glazed frosted glass window to the rear elevation, the bathroom features a four piece suite comprising of low-level WC, wash hand basin with mixer tap, bidet, P-shaped bath unit with glass shower screen and waterfall shower, complementary tiling to wall coverings, chrome heated towel radiator and extractor fan.

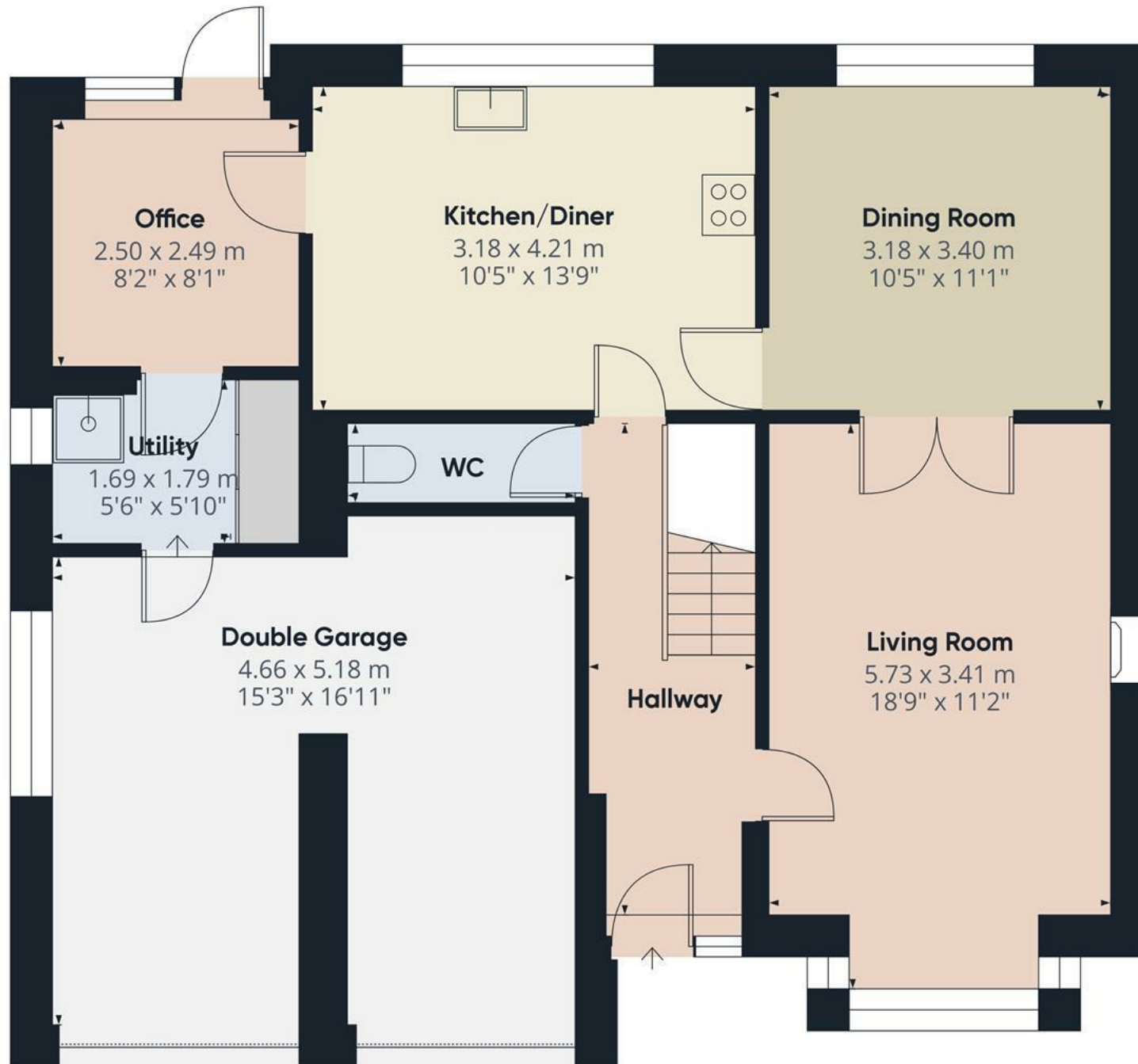












Floor 0

Approximate total area⁽¹⁾

89.51 m²

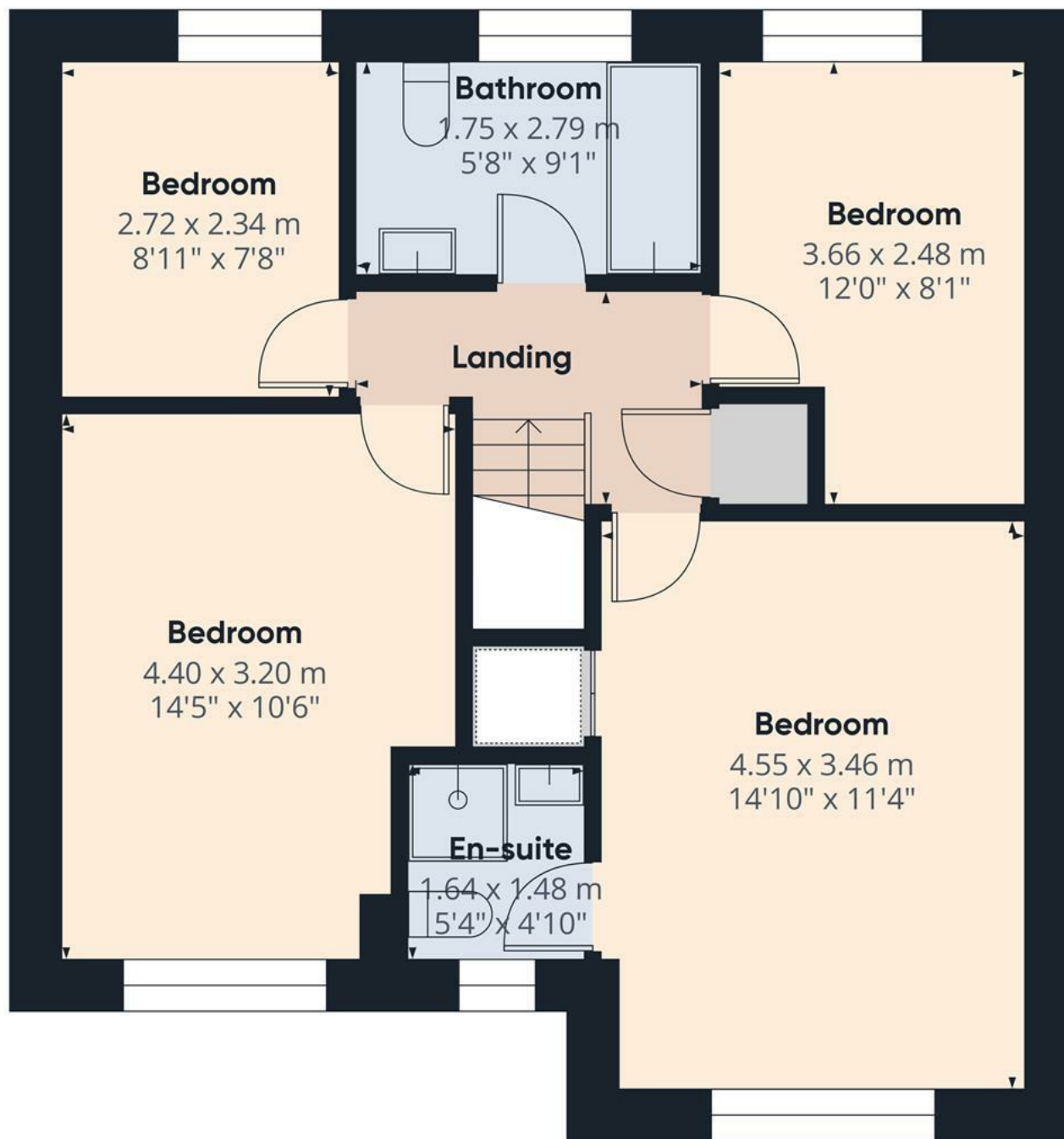
963.47 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area⁽¹⁾

54.5 m²

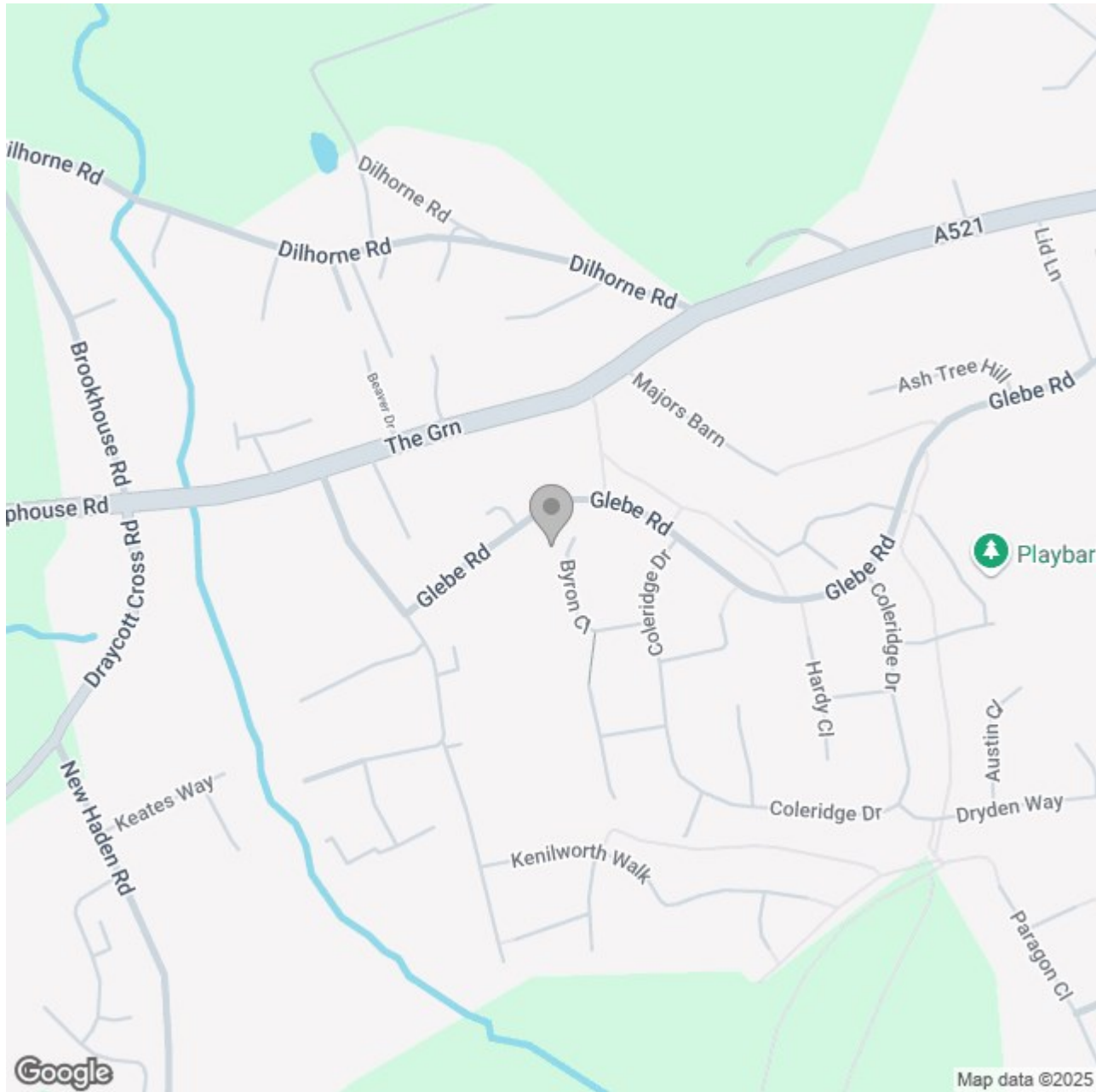
586.64 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	82
(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 