





This immaculate four-bedroom detached property boasts a driveway providing ample parking and beautifully landscaped, low-maintenance astroturf lawns. Inside, the home features a spacious living room and a stylish open-plan kitchen diner, perfect for modern family living. The four well-proportioned bedrooms include a master with an ensuite, offering comfort and practicality. Situated in a sought-after location with excellent access to local amenities and transport links, this stunning home is presented in pristine condition throughout.




ABODE
SALES & LETTINGS

Accommodation

Ground Floor

Upon entering through the composite front door, you are welcomed into a bright entrance hallway featuring a double-glazed window to the front elevation, tiled flooring, a central heating radiator, and a useful under stairs storage cupboard. Stairs rise to the first floor, while doors lead off to the principal ground-floor rooms.

To the right, the spacious living room enjoys an abundance of natural light from the double-glazed front-facing window and offers ample seating space, complemented by a central heating radiator.

Straight ahead, a door leads into the impressive open-plan kitchen diner, designed for modern living with generous dining space, tiled flooring, and a central heating radiator. Double-glazed French doors open onto the rear garden, accompanied by additional double-glazed windows, enhancing the bright and airy feel. The kitchen area is fitted with a range of matching wall and base units with roll-edge preparation surfaces, along with space for a fridge, freezer, and tumble dryer. Integrated appliances include a double electric oven and a four-ring gas hob with an extractor over, while under-counter drawers provide additional storage.

An opening leads into the utility area, which features a base unit with storage, a single sink with a mixer tap and drainer, and space for a washing machine. The wall-mounted gas boiler is neatly housed within a cupboard. From here, a door leads to the WC cloaks, which comprises a low-level WC, a



washbasin with a mixer tap and tiled splash back, and a central heating radiator, completing the ground floor.

First Floor

Ascending from the entrance hallway, the staircase leads to a well-appointed first-floor landing, which provides access to the loft via a hatch and benefits from a built-in airing cupboard for additional storage. Doors lead off to the four well-proportioned bedrooms and the family bathroom.

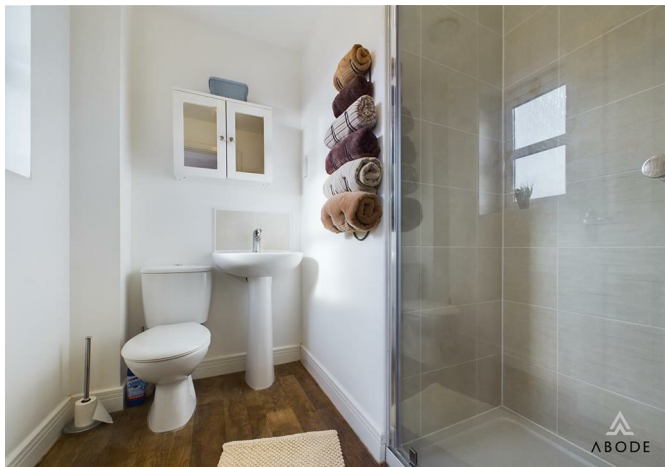






The master bedroom is a generously sized retreat, featuring two built-in wardrobes, a central heating radiator, and a double-glazed window to the front elevation. It also benefits from a private en-suite shower room, which comprises a three-piece suite, including a low-level WC, a wash-hand basin with tiled splash back, and a shower cubicle with a gravity shower and tiled surround. A heated ladder-style towel rail and a double-glazed window to the front elevation complete the space.

thoughtfully designed for both relaxation and practicality. A block-paved patio area offers the perfect space for outdoor seating and entertaining, while the low-maintenance astroturf lawn provides a vibrant, year-round green space. A pathway leads to a well-established shed, ideal for storage, and the entire garden is enclosed by timber fencing, ensuring both privacy and security. Well-presented and immaculately kept, this outdoor space is a true highlight of the home.



The second bedroom, currently used as a home gym, enjoys a bright and airy feel with a double-glazed window overlooking the rear elevation and a central heating radiator.

The third bedroom, positioned at the front of the property, is well-proportioned and includes a set of built-in wardrobes, a central heating radiator, and a double-glazed window that allows plenty of natural light to filter in.

The fourth bedroom, currently utilised as a home office, is also fitted with built-in wardrobes and benefits from a double-glazed window to the rear elevation, along with a central heating radiator, making it a versatile space suited to various needs.

Outside

The exterior of this property is equally as impressive as the interior. To the front, a tarmacadam driveway provides convenient side-by-side parking for two vehicles, while a pathway leads to the front entrance door. Adjacent to the driveway, a neatly maintained astroturfed garden enhances the property's kerb appeal.

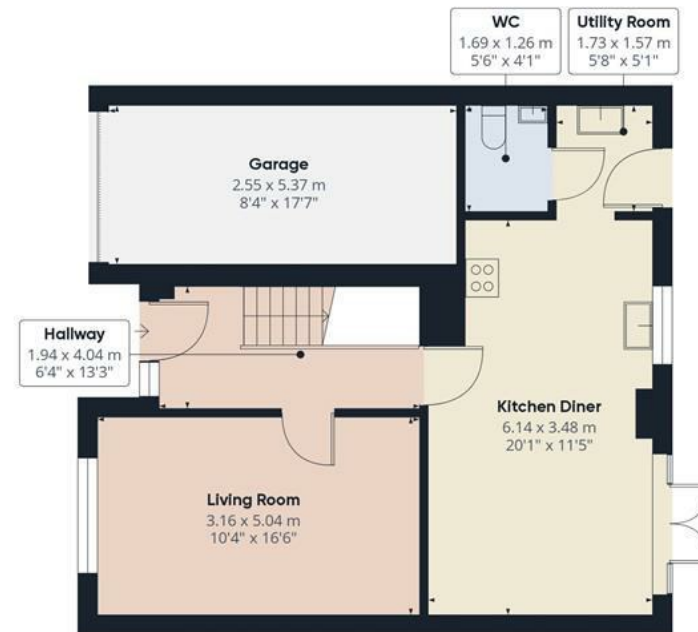
To the rear, the beautifully landscaped garden has been











Floor 0



Floor 1

Approximate total area¹⁾

122.1 m²

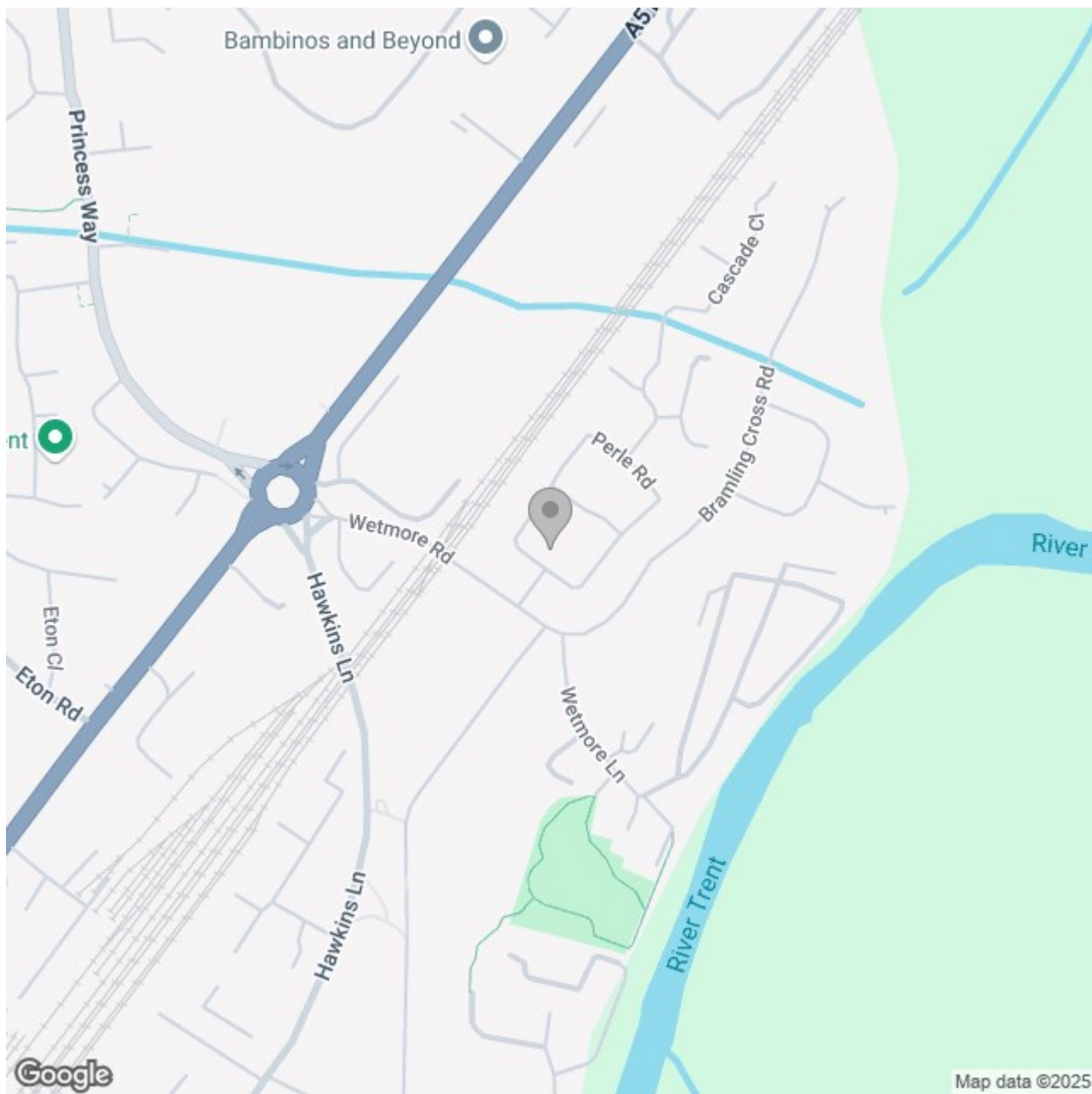
1314.3 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(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 	