





No upwards chain!!

Situated on a desirable corner plot, this four bedroom detached home is a fantastic choice for family buyers. Completed in 2023, this beautifully finished home is ready for you to move in with minimal hassle and ease. The property is also available with no upward chain.

Step inside to a welcoming entrance hallway that leads to a stylish open-plan kitchen and dining area – the perfect space for entertaining or enjoying family meals. With double doors opening onto the garden, it's ideal for summer BBQs with a walled garden. On the other side of the home, the spacious living room provides a cosy retreat for relaxing evenings and finished with a useful utility/W.C..

Upstairs, you'll find four well-proportioned bedrooms, including a principal bedroom with an en suite shower room, as well as a modern family bathroom.

Viewing by appointment only.

Estate charges circa £150 per annum apply.



Hallway

With a composite front door leading into, with an adjoining UPVC frosted double-glazed window, staircase rising to the first-floor landing, central heating radiator, alarm system unit, smoke alarm, and internal doors leading to:

Kitchen/Diner

Featuring dual aspect views to both front and side elevations with 2x UPVC double-glazed units and a set of UPVC double-glazed French doors leading to the rear garden with built-in shutter blinds. The kitchen features a range of matching base and eye-level storage cupboards and drawers with roll-top preparation work surfaces and a range of integrated appliances including a one and a half stainless steel sink and drainer with mixer tap, four-ring stainless steel gas hob with built-in extractor, oven, grill, fridge, freezer, and dishwasher. In housing is the central heating combination gas boiler. Additionally, the kitchen has a central heating radiator and a useful utility cupboard housing the electrical consumer unit and fibre collection.

Lounge

Featuring dual aspect views to both front and side elevations with 3x UPVC double-glazed units, thermostat, central heating radiator, TV aerial point, and telephone point.

Utility/Cloaks W.C.

With a low-level WC with button flush, floating wash hand basin with mixer tap and tiled splashback, base storage with roll-top preparation work surfaces, and space for freestanding under-counter white goods, central heating radiator, and extractor fan.



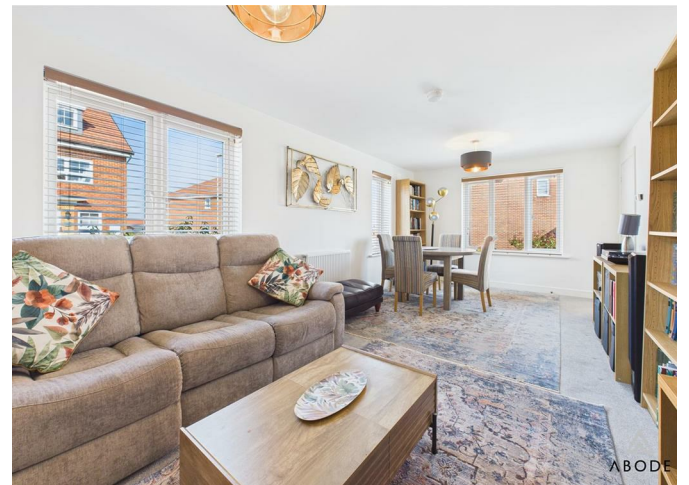
Landing

With access to loft space via loft hatch, smoke alarm, useful built-in storage cupboard with coat hooks. Internal doors from the landing lead to:

Bedroom One

With UPVC double-glazed window to the side elevation, thermostat, central heating radiator, TV aerial point, and internal door leading to:







En-suite

Featuring a three-piece shower room suite comprising a low-level WC with button flush, floating wash hand basin with mixer tap, shower with sliding glass screen, and complementary tiling to wall coverings, extractor fan, and central heating radiator.

Bedroom Two

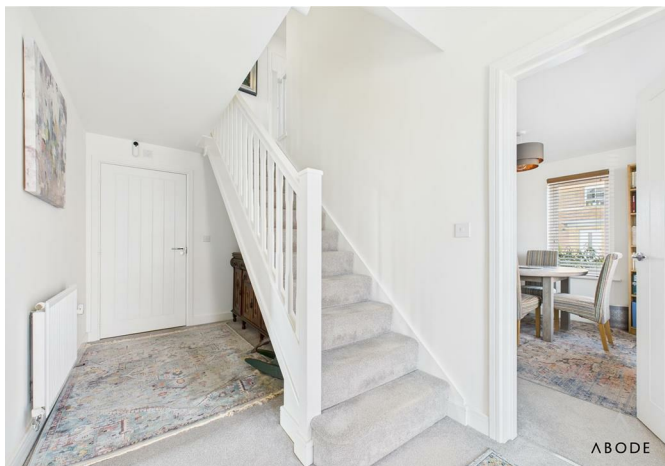
With dual aspect views to both front and side elevations with 2x UPVC double-glazed units, central heating radiator, telephone point, and a useful over-stairs built-in storage cupboard with hanging rail and base shelving.

Bedroom Three

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

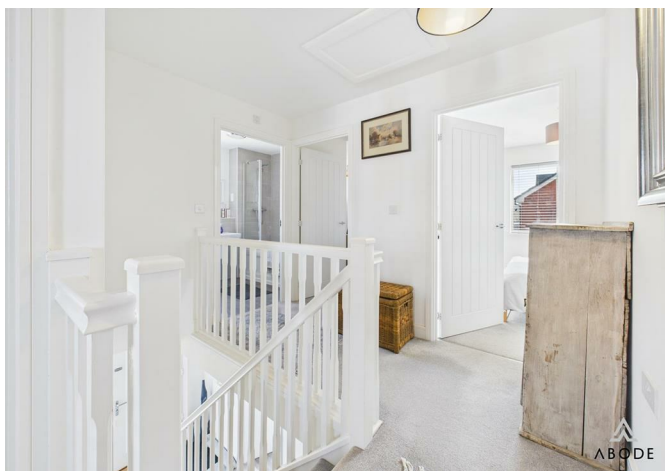
Bedroom Four

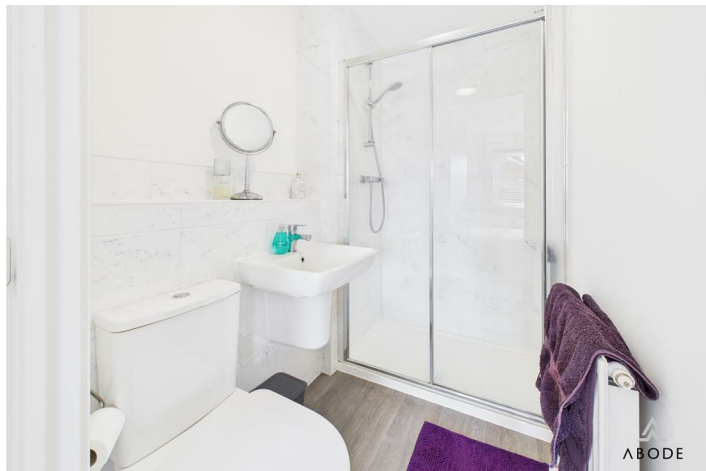
With a UPVC double-glazed window to the side elevation and central heating radiator.



Bathroom

With a UPVC double-glazed frosted glass window to the front elevation, featuring a three-piece bathroom suite comprising a low-level WC with button flush, floating wash hand basin with mixer tap, bath unit with folding glass screen, shower over, and complementary tiling to wall coverings, shaving point, central heating radiator, and built-in extractor fan.



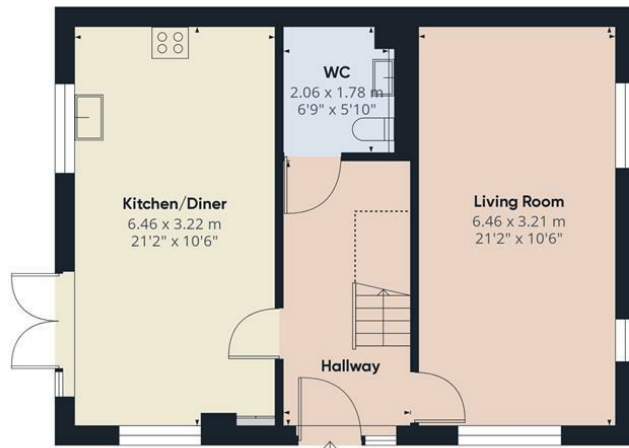










Approximate total area⁽¹⁾126.49 m²1361.52 ft²

Reduced headroom

1.38 m²14.89 ft²

(1) Excluding balconies and terraces

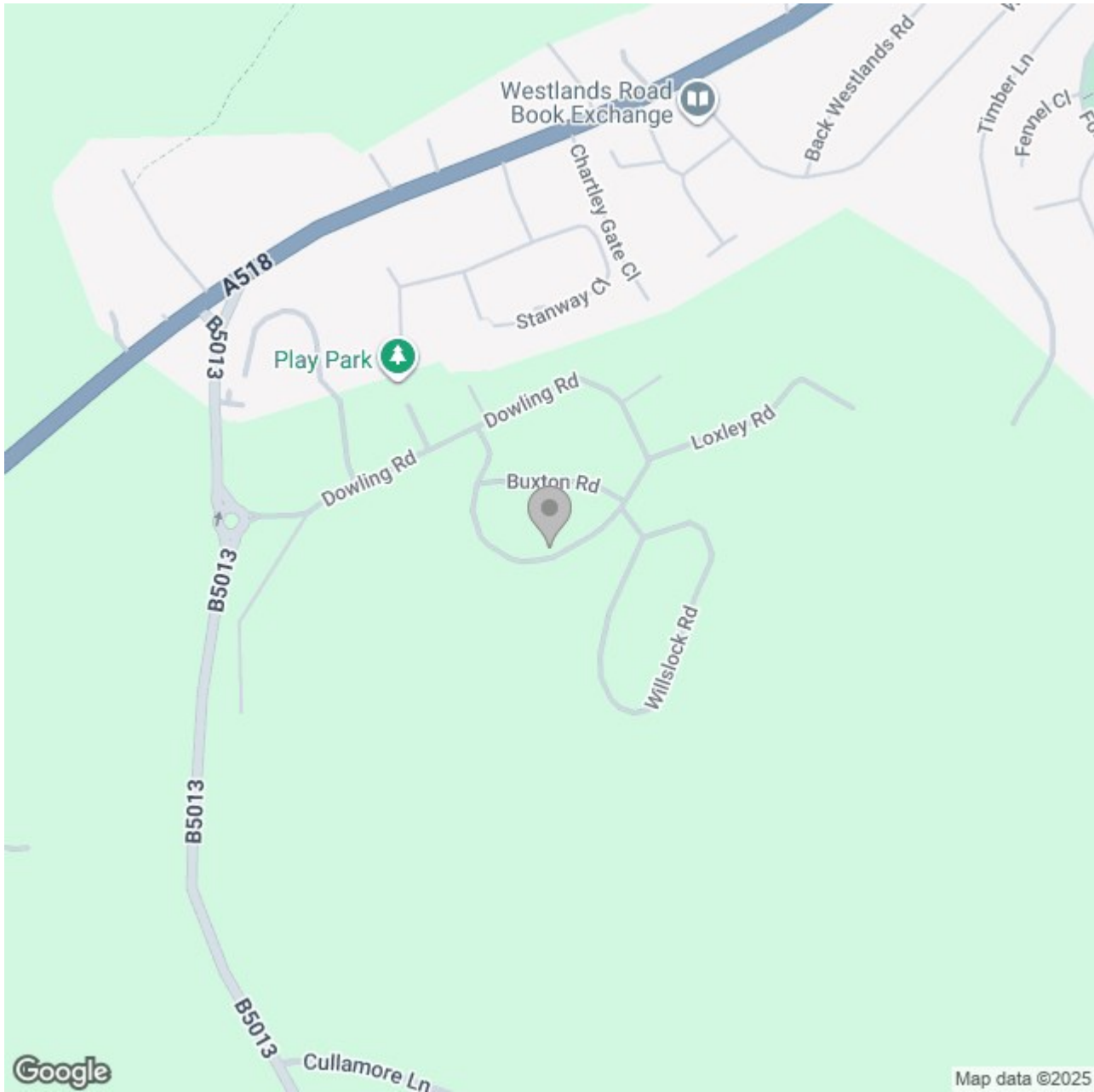
Reduced headroom

..... Below 1.5 m/5 ft

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		94
(81-91) B	85	
(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 	