







A beautifully presented four-bedroom detached home occupying a prominent corner plot with open views over surrounding green spaces. This modern family property includes spacious accommodation comprising an entrance hallway, lounge with media unit, open-plan kitchen diner, separate snug, master bedroom with en-suite, and a family bathroom with a four-piece suite. Outside, the home features a landscaped garden, ample off-street parking, detached garage, and an enclosed garden ideal for entertaining.





## Accommodation

### Ground Floor:

Entry to the home is through a composite door into the welcoming entrance hallway, providing access to all principal rooms and stairs rising to the first floor, with useful under stairs storage. The spacious living room features double-glazed windows to the rear and side elevations, French doors opening onto the enclosed rear garden, a stylish built-in media unit, and radiators. The kitchen diner offers a contemporary range of eye and base level units, a one-and-a-half bowl stainless steel sink with mixer tap, tiled flooring, dual-aspect double-glazed windows to the front and rear, and ample space for dining. Adjacent is a versatile snug/study with built-in media wall and windows to front and side. Completing the ground floor is a modern fitted kitchen diner with integrated appliances including eye-level units, base units and drawers, and stainless steel sink with drainer.

### First Floor:

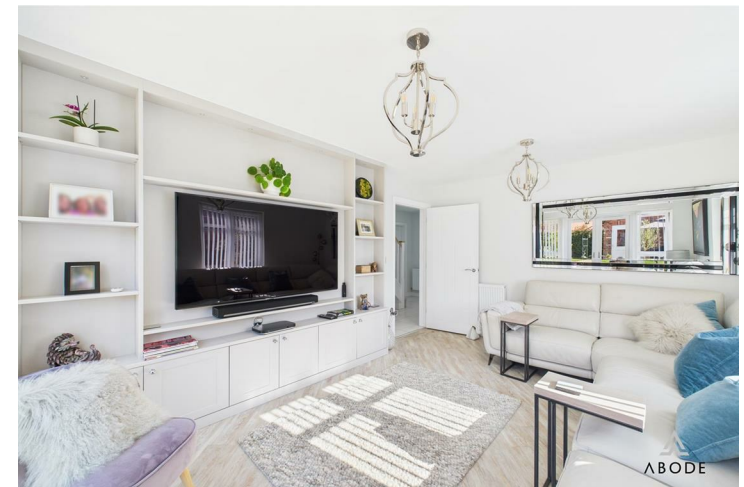
The first floor landing is bright, with a double-glazed window to the front elevation, loft access, radiator, and built-in storage cupboard. The master bedroom offers built-in mirrored wardrobes, a radiator, and a double-glazed window overlooking the rear garden, complemented by an en-suite shower room. There are three further well-proportioned bedrooms, all benefitting from double-glazed windows and radiators—two overlooking the open green space to the front, and one to the rear elevation. A generously proportioned family bathroom completes the accommodation, featuring a modern four-piece suite including bath, separate shower,



wall-mounted wash hand basin, low-level WC, and radiator.

### Outside:

Occupying an attractive corner plot, the property boasts delightful open views across the green spaces. The front elevation enjoys pleasant views over the communal green, with pathways leading to the entrance door. To the rear, the enclosed landscaped garden provides an ideal space for outdoor living and entertaining, featuring patio areas and well-maintained lawns enclosed by secure fencing, offering both privacy and tranquillity.















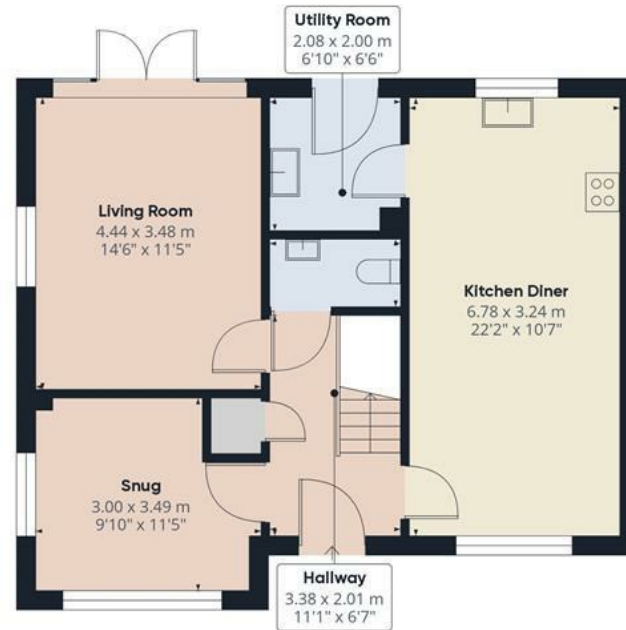




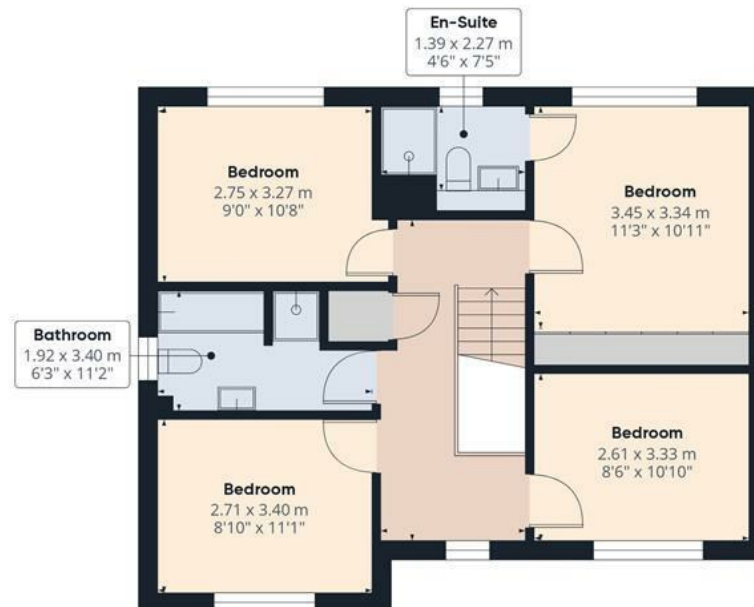








Floor 0



Floor 1

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

121.49 m<sup>2</sup>

1307.68 ft<sup>2</sup>

(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.

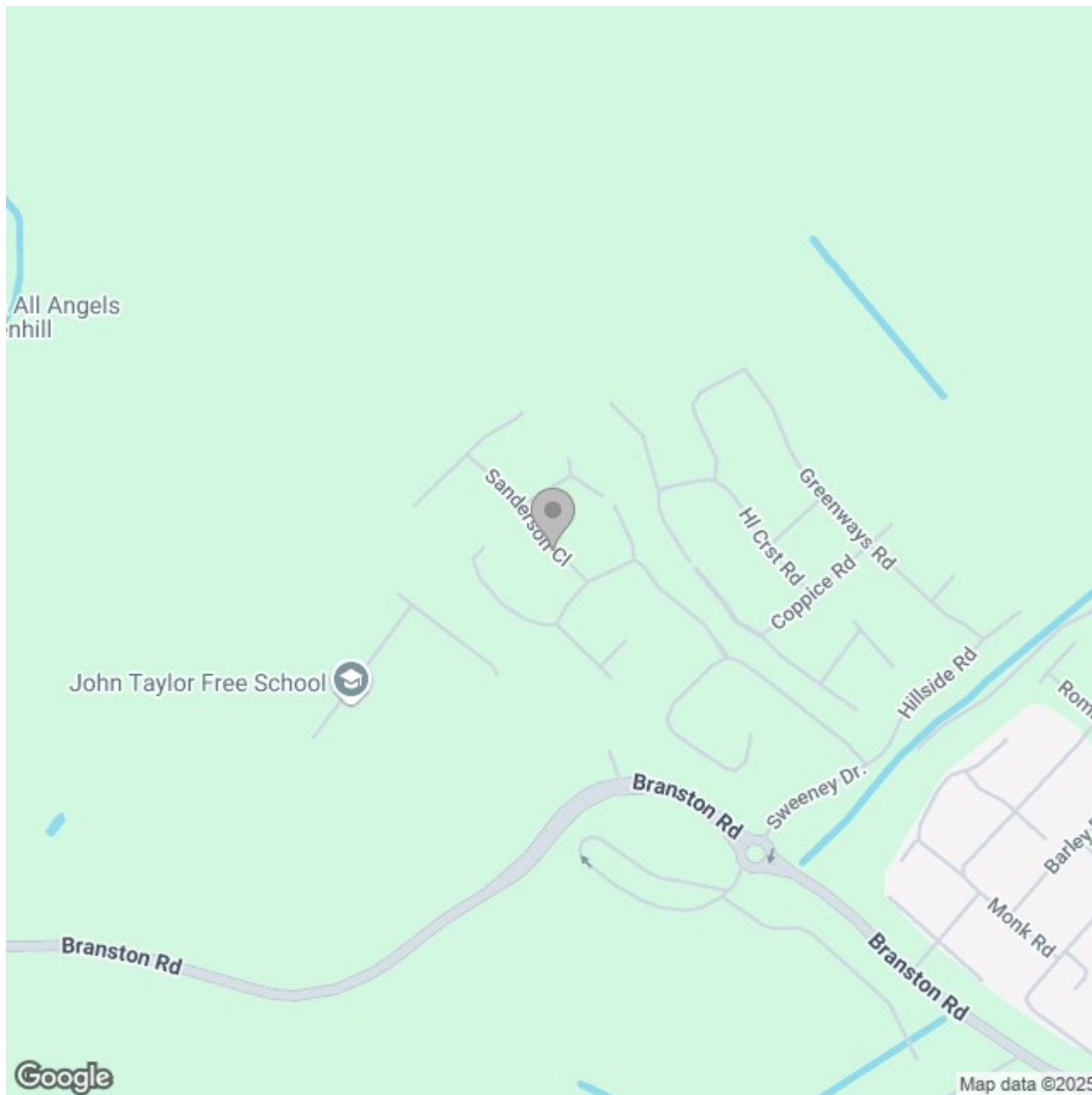
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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