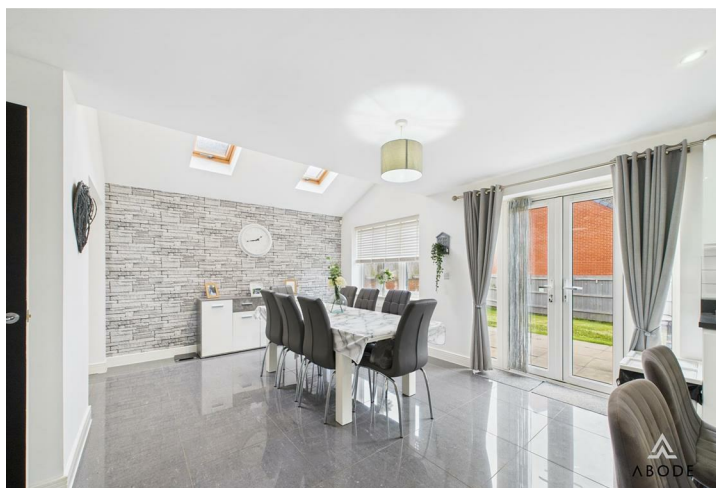
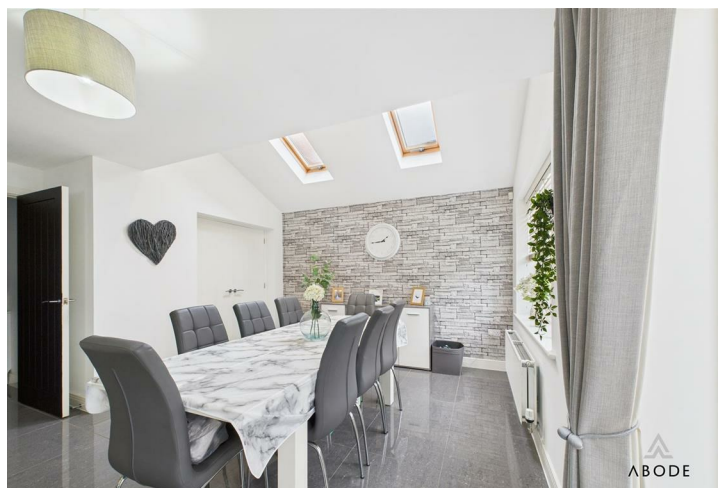






A beautifully presented and spacious five-bedroom detached family home, situated on a desirable development within a sought-after residential area.

This contemporary property offers thoughtfully designed accommodation arranged over three floors, ideal for modern family living.



Accommodation

Upon entering the property, you are welcomed into a generous entrance hallway with stylish tiled flooring, providing access to principal rooms, stairs rising to the first floor, and a practical understair storage cupboard. The elegant living room, positioned to the front elevation, boasts a feature bay window, creating a bright and inviting atmosphere, and offers ample space for comfortable seating.

At the heart of the home lies an impressive open-plan kitchen, dining, and family room, perfectly designed for entertaining and day-to-day living. The kitchen area features sleek high-gloss units, integrated double ovens, a modern hob with extractor over, integrated dishwasher, fridge-freezer, and a central island providing additional preparation and seating space. The adjoining dining and family area benefits from French doors opening onto the landscaped rear garden, along with additional natural light from Velux skylights, adding to the spacious feel. Completing the ground floor accommodation is a useful separate utility room with space for laundry appliances and an external door, along with a contemporary guest cloakroom/WC featuring stylish metro-style tiling.

The first floor hosts four well-proportioned bedrooms, including a guest suite with fitted wardrobes and an en-suite shower room with contemporary fixtures. Three further bedrooms on this level are all generously sized doubles and served by a modern family shower room fitted with a three-piece suite, including an enclosed shower



cubicle, WC, and wash hand basin, finished to a high standard.

The impressive principal bedroom suite occupies the entire second floor, offering a luxurious and private retreat. It features a spacious sleeping area, a dedicated dressing room with multiple fitted wardrobes, additional storage, and a generously sized en-suite bathroom, comprising a panelled bath, separate shower cubicle, twin wash-hand basins, WC, and finished with quality tiling.





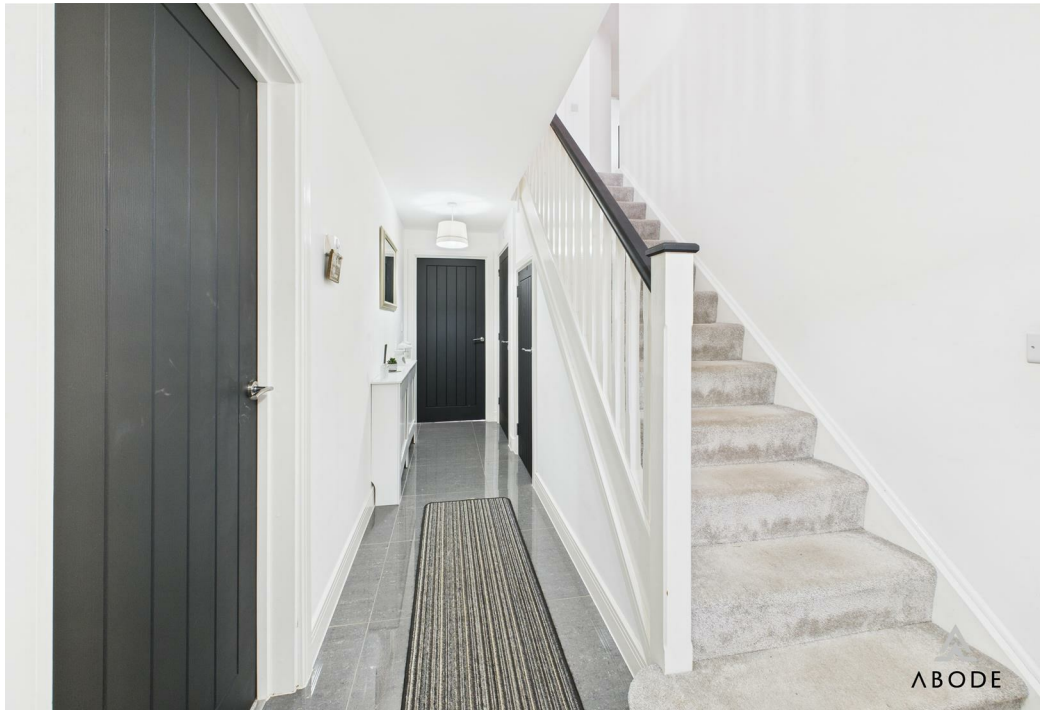


Outside, the property benefits from a driveway providing ample off-street parking, leading to a detached double garage offering further storage options or parking space. The rear garden is fully enclosed, laid mainly to lawn, complemented by a paved patio area ideal for outdoor dining and entertaining, and enjoying a pleasant outlook.

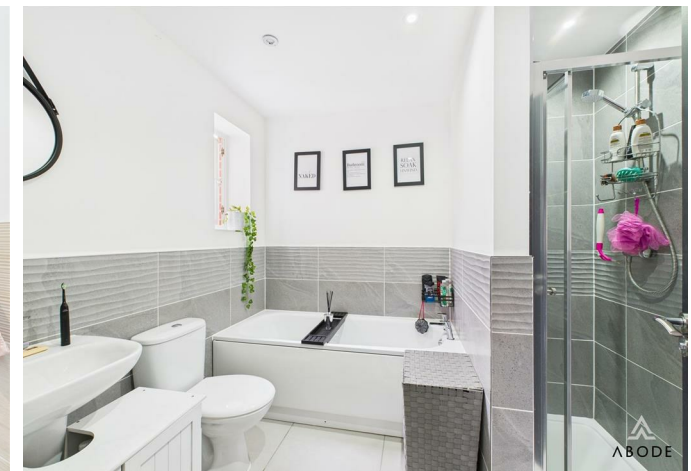
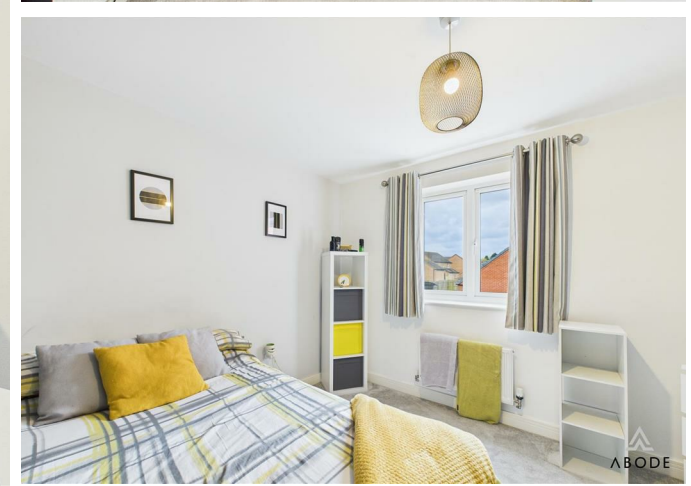
This home is located conveniently close to excellent local amenities, highly regarded schools, and transport links, making it an ideal choice for families seeking a blend of comfort, style, and practicality. Early viewing is highly recommended to appreciate the quality and generous proportions this exceptional property has to offer.













Ground Floor

Kitchen/
Family Room

7.650m x 4.470m
(max) (max)

25'1" x 14'7"
(max) (max)

Living Room

5.970m x 3.590m
(excl. bay)

19'7" x 11'9"
(excl. bay)

Dining Room

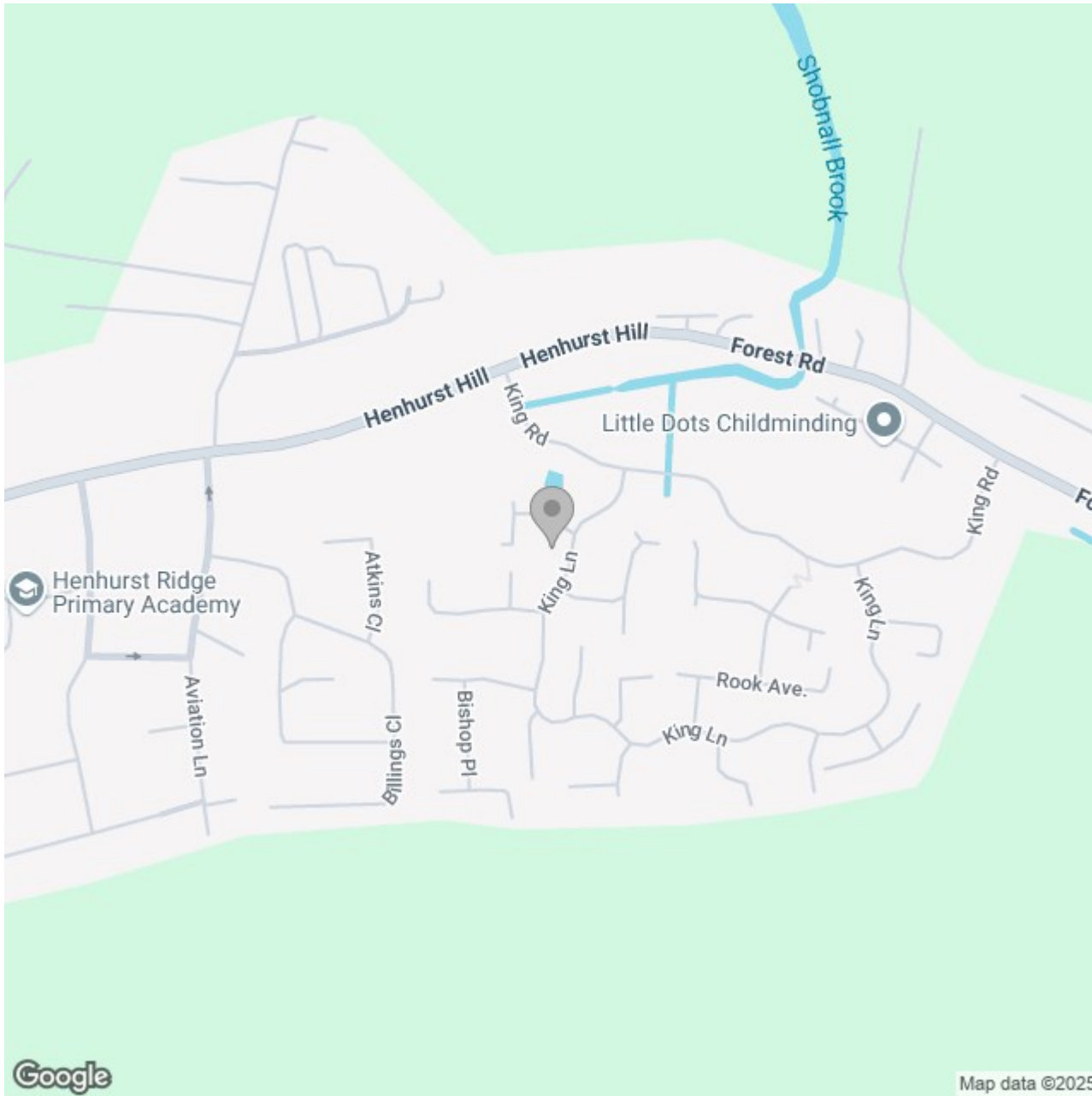
4.130m x 2.820m
(excl. bay)

13'6" x 9'3"
(excl. bay)



First Floor

Bedroom 2	4.440m x 3.750m (max)	19'7" x 11'9" (max)
Bedroom 3	3.880m x 2.800m (max)	12'8" x 9'2" (max)
Bedroom 4	3.610m x 2.930m (max)	11'10" x 9'7" (max)
Bedroom 5	3.610m x 2.930m (max)	11'10" x 9'7" (max)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	86	
(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 