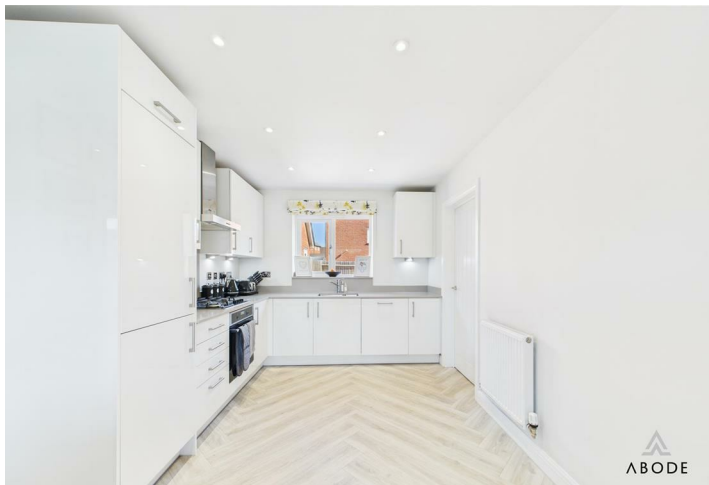






A superbly presented and extended three-bedroom detached family home, situated in a sought-after modern development, offering generous living accommodation, a landscaped garden, and a partially converted garage with gym space – ideal for modern family living.



Accommodation

Internally, the property has been thoughtfully extended and upgraded, and opens via a front entrance door into a welcoming hallway with stairs rising to the first floor and doors leading off to the living room, kitchen diner, and WC. The living room is an inviting space and features a bespoke media wall with a built-in electric fire, a TV recess, and fitted shelving – ideal for relaxing and entertaining. An opening flows through to the extended playroom/snug at the rear, which is bathed in natural light from the double glazed French doors opening onto the patio and garden beyond.

The kitchen diner is well-appointed with matching wall and base units, integrated appliances, worktop space, and a window overlooking the rear garden. A separate utility room provides additional storage and space for laundry appliances.

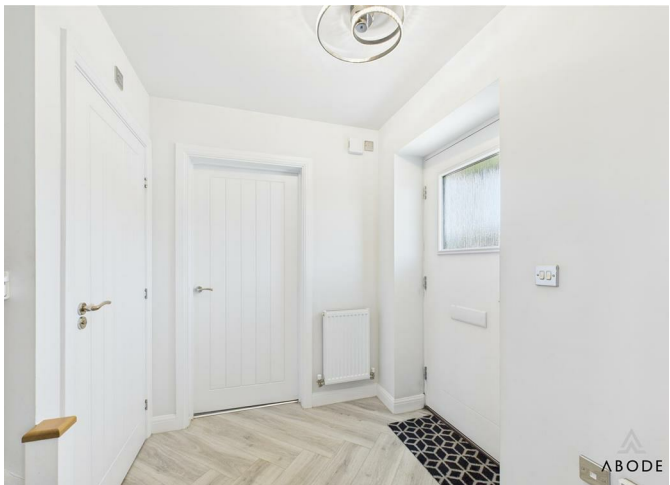
To the first floor, a spacious landing gives access to three bedrooms and the family bathroom. The principal bedroom benefits from fitted mirrored wardrobes and a modern en-suite shower room with tiled walls and a double shower enclosure. The second bedroom is a generous double room with dual aspect windows offering pleasant views over the front, while the third bedroom is currently used as a nursery but would make an ideal child's room or home office. The family bathroom is fitted with a white three-piece suite, featuring part tiled walls and a window to the rear.

Outside, the property continues to impress. The front elevation offers kerb appeal with its neat



landscaping, tarmac driveway, and detached garage. The garage has been partially converted to create a versatile gym space with lighting and flooring, while the front portion remains useful for storage. The enclosed rear garden is beautifully landscaped with a central lawn, surrounding pathways, and two distinct decked seating areas – ideal for relaxing or entertaining on warmer days.

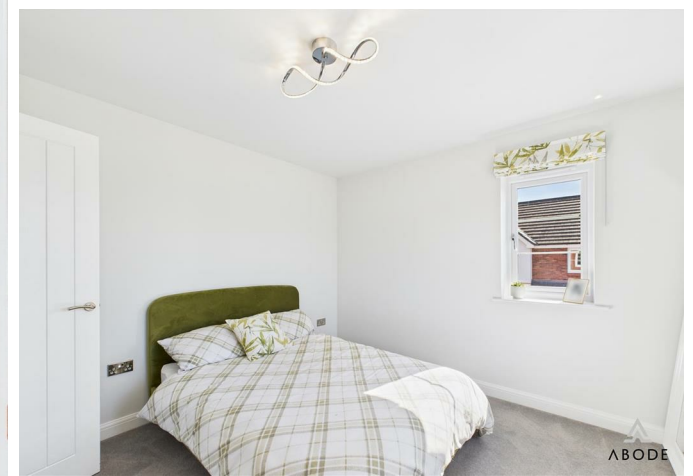






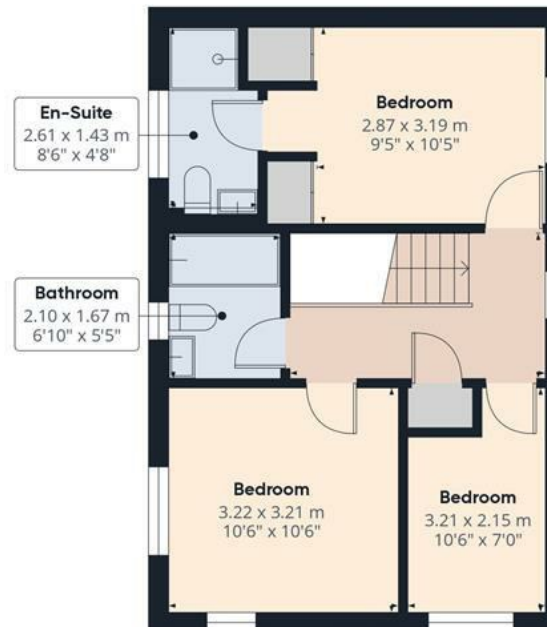








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

199.75 m²

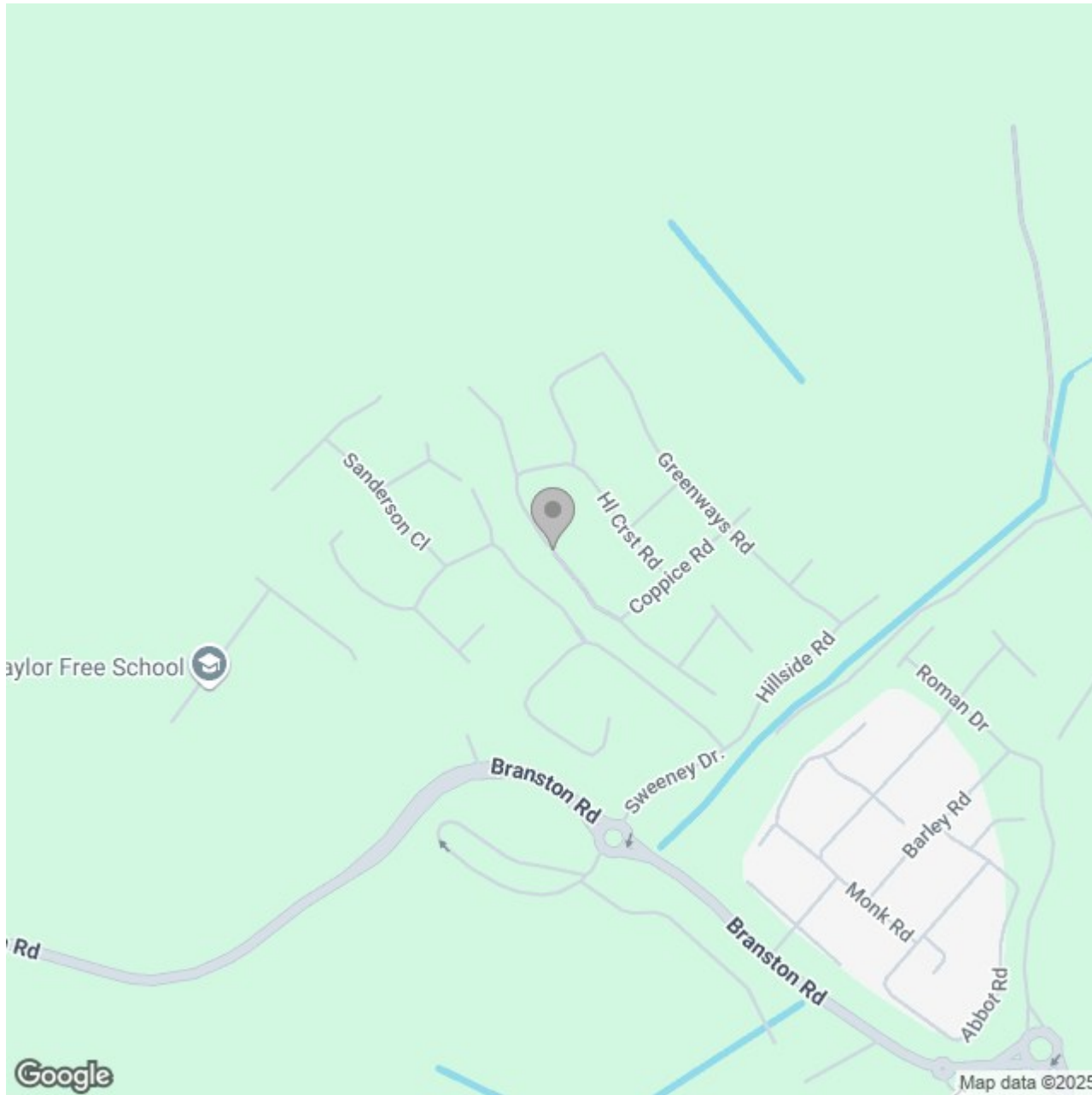
2150.08 ft²

(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		94
(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 