





A fantastic opportunity to purchase this beautifully extended and fully refurbished four-bedroom detached family home, offering high-quality modern living throughout. This impressive property features an expansive open-plan kitchen, dining and family living area with rooflights and bifold doors to the rear garden, a separate formal living room with log-burning stove, a spacious utility room, downstairs WC, four well-proportioned bedrooms, a sleek en-suite to the master, and a contemporary family shower room. With an integral garage, off-street parking, and a landscaped rear garden, this property provides a stylish and practical layout ideal for family life.




ABODE
SALES & LETTINGS

Accommodation

Ground Floor

The property is accessed via a composite front entrance door which opens into a generous entrance hallway, featuring a staircase rising to the first floor and doors leading to the main reception rooms.

To the front of the property is a living room with a large picture window, log-burning stove with inset hearth, and media wall with mounted TV. This room provides a comfortable retreat, separate from the open-plan space to the rear.

The showpiece of the home is the stunning open-plan kitchen, dining and family area. The kitchen is fitted with a contemporary range of matching wall and base units with a central island and breakfast bar seating. High specification Integrated appliances include a Siemens double oven, space for fridge-freezer, and induction hob with downdraft extractor. The space flows beautifully into a large dining area and relaxed family seating zone, with exposed brickwork adding character and multiple skylights and recessed lighting creating a bright, airy ambience. Bifold doors span the rear elevation, providing direct access to the patio and garden.

A separate utility room is positioned off the kitchen, offering plumbing for white goods, additional storage, worktop space and a wash-hand basin, with access to a downstairs WC. A further internal door from the living area leads to the integral garage.



First Floor

The first-floor landing gives access to four well-proportioned bedrooms and a modern family shower room.

The master bedroom is a spacious double room located at the front of the property with a stylish en-suite bathroom featuring a walk-in double shower, dual wash-hand basins with under-counter storage, free standing bath with handset, a low-level WC, matte black fittings, and a double-glazed rear window.







Bedrooms two and three are both good-sized double rooms, one of which is currently used as a home office, each with double glazed windows. The fourth bedroom is a single room, ideal as a child's bedroom or nursery, also with a window overlooking the front elevation.

The family shower room has been finished to a high standard, comprising a walk-in rainfall shower with glass screen, modern wash-hand basin with vanity unit, low-level WC, heated towel rail, and a double-glazed window to the rear elevation.

Outside

To the front of the property is a block-paved driveway providing off-street parking and access to the integral garage. A pathway leads to the front entrance. A side gate leads through to the rear garden.

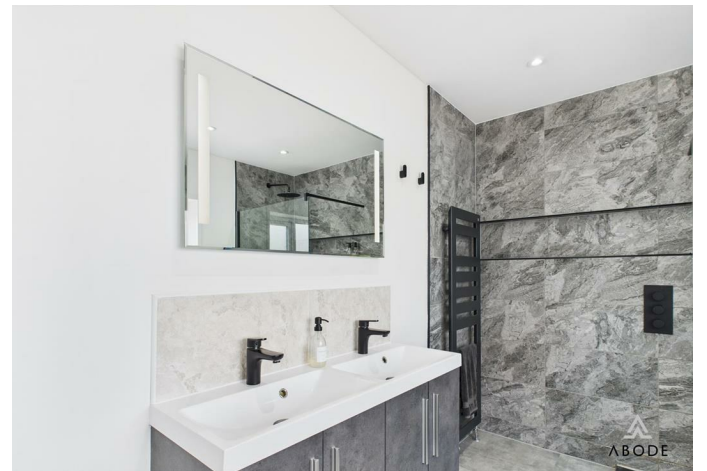
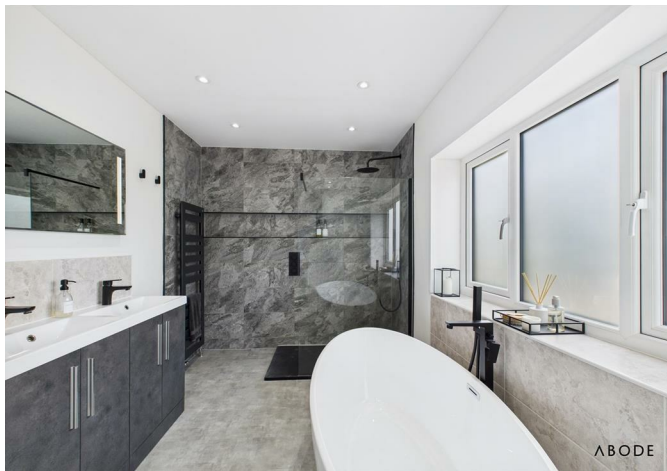
The rear garden is landscaped and predominantly laid to lawn with a paved patio area, and covered pergola ideal for entertaining. The garden is enclosed with timber fencing and mature planting, offering a private and family-friendly outdoor space. Bifold doors from the open-plan living area create an effortless transition between indoor and outdoor living.

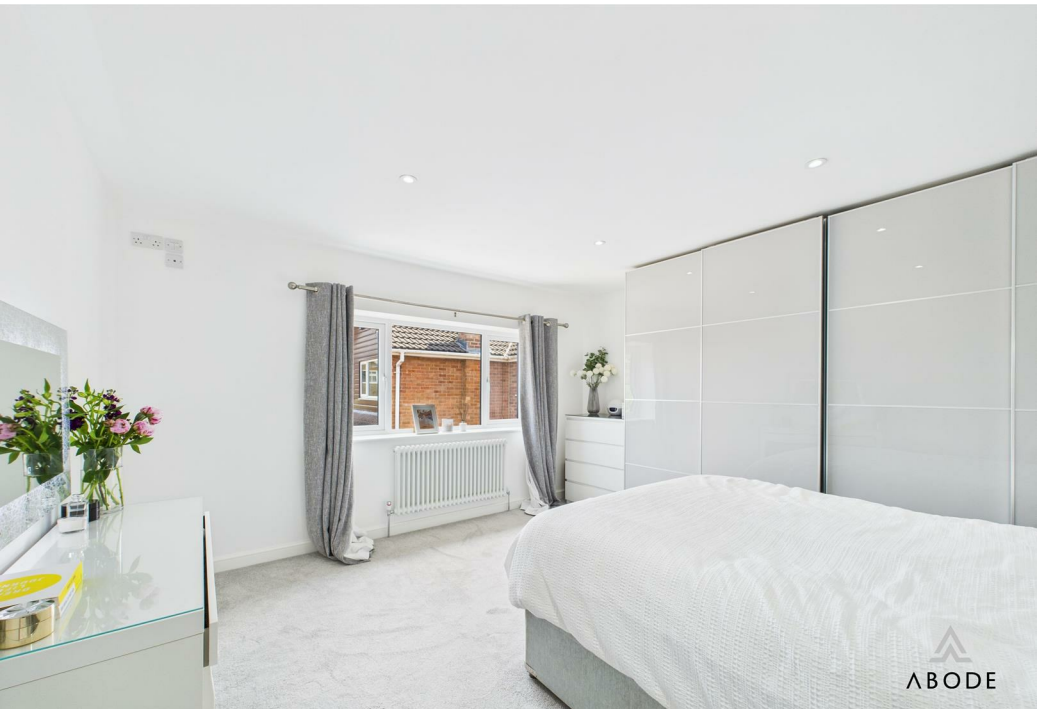


Location

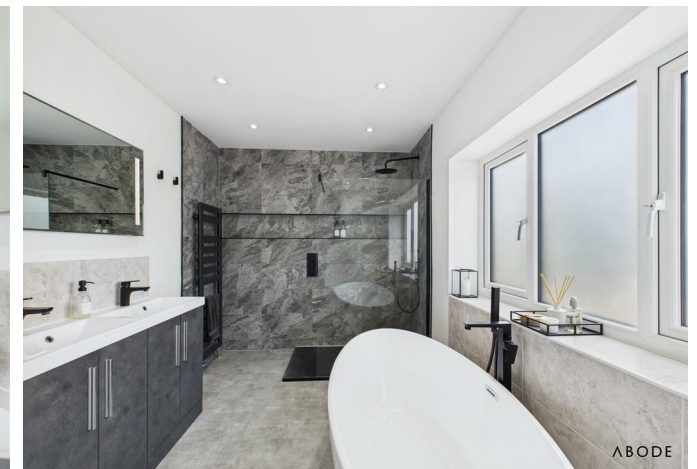
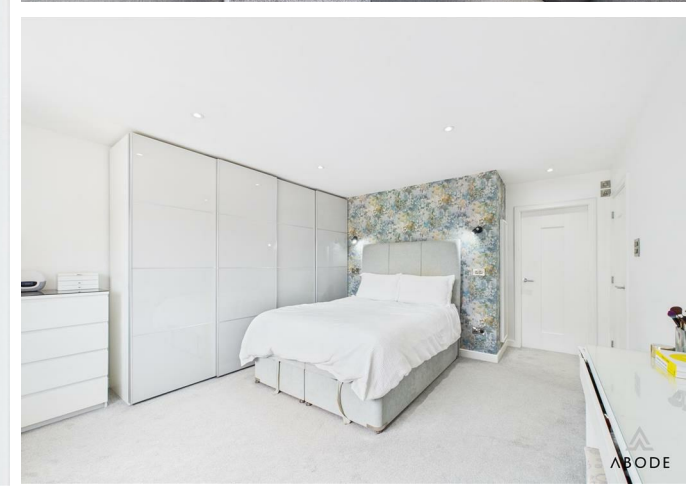
Located in a popular residential area with excellent access to nearby amenities, schools, and major road links, the property offers convenience without compromising on peace and privacy. Ideal for commuters and families alike, this is a turn-key home offering both space and sophistication.











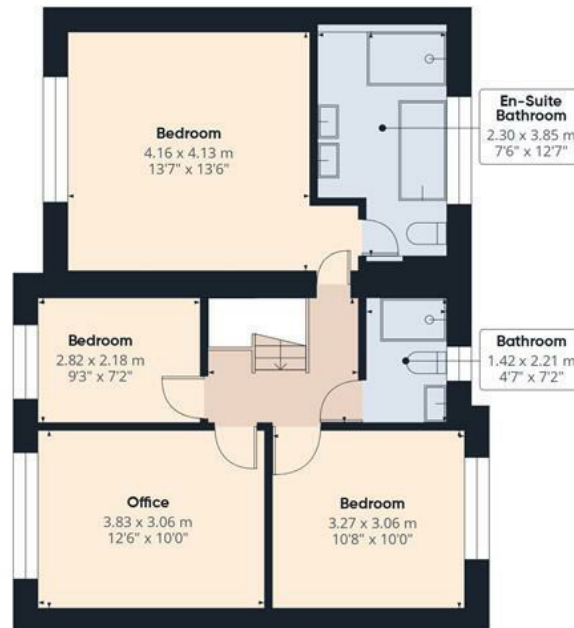


Floor 0

Approximate total area⁽¹⁾

181.2 m²

1951 ft²

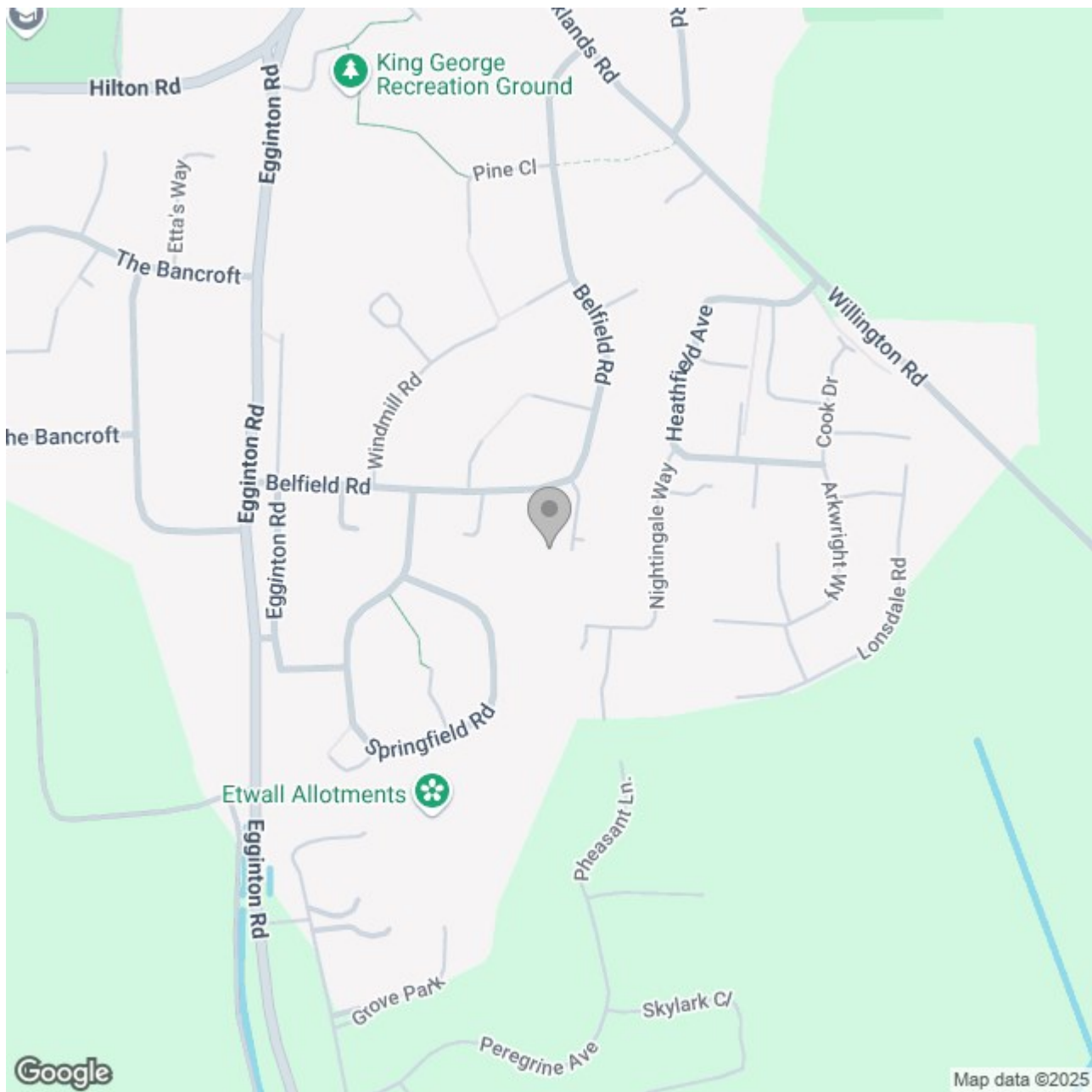


Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 