





A beautifully presented and extended detached home offering generous and versatile accommodation across two floors. The property combines modern open-plan living with a stylish interior and landscaped rear garden, ideal for family life and entertaining. With three reception spaces, four well-proportioned bedrooms, a stunning vaulted living area, and a sought-after residential setting, this is a superb opportunity for buyers seeking space, quality, and convenience.



Accommodation

Ground Floor

The property is approached via a tarmac driveway providing off-street parking and a low-maintenance front garden featuring raised planters and decorative gravel borders. Entry is through a modern composite door with storm porch into a welcoming entrance hallway with tiled flooring, staircase rising to the first floor, and doors leading to the sitting room, playroom, and guest WC.

To the front of the property is the formal sitting room, a light and spacious reception room featuring a front window, a contemporary electric fireplace with built-in media wall, and ample space for family seating.

At the heart of the home is an impressive extended living/dining/kitchen area with a vaulted ceiling incorporating stylish glazed sections and recessed lighting. This open-plan space features engineered oak flooring and full-width bi-folding doors opening directly onto the patio, creating seamless indoor-outdoor living. The living zone is defined by a vibrant feature wall and accommodates a large sofa suite, while the dining area comfortably seats six with views over the garden.

The kitchen is fitted with an elegant range of grey shaker-style cabinets, quartz-effect worktops, white metro-tiled splash backs, and quality integrated appliances including a double oven, hob, and extractor. The adjacent utility room offers additional cupboard space, room for laundry appliances, and a door to the side.



Off the kitchen, a bold and contemporary downstairs WC features a pedestal sink, low-level WC, and a frosted window to the front elevation.

A converted section of the home provides two additional reception spaces. The front room is currently used as a playroom, complete with a window and ample floor space. A connecting room currently serves as a home gym, offering a flexible layout ideal for hobbies, work-from-home, or storage.







First Floor

The landing provides loft access and leads to four well-proportioned bedrooms and the family bathroom.

The master bedroom is positioned to the front and benefits from built-in storage, a private en-suite including a walk-in shower cubicle with shower screen, tiled walls, wash-hand basin, low-level WC, and wood-effect flooring.

The second bedroom, positioned to the front elevation, features a large double-glazed window, soft carpeting, decorative half-wall panelling with pastel wallpaper, and built-in mirrored sliding wardrobes, offering excellent storage.

The third bedroom, to the rear, includes a double-glazed window, neutral décor, and carpeted flooring. This well-sized room provides flexibility for various uses and benefits from a pleasant outlook over the rear aspect.

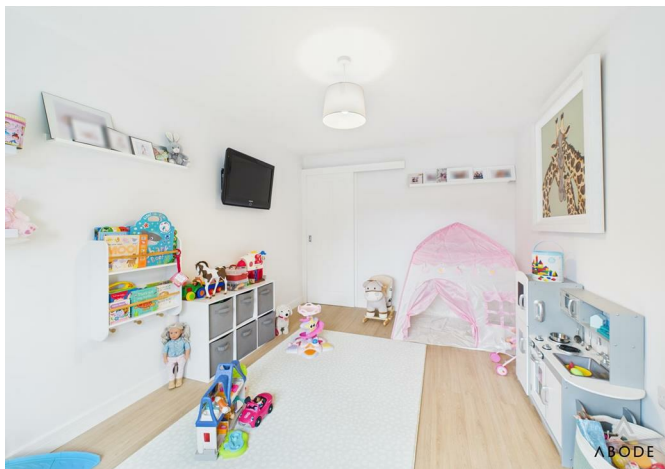
The fourth bedroom, situated to the rear, features a double-glazed window a carpeted floor, and space for freestanding furniture, making it a well-proportioned and versatile room.

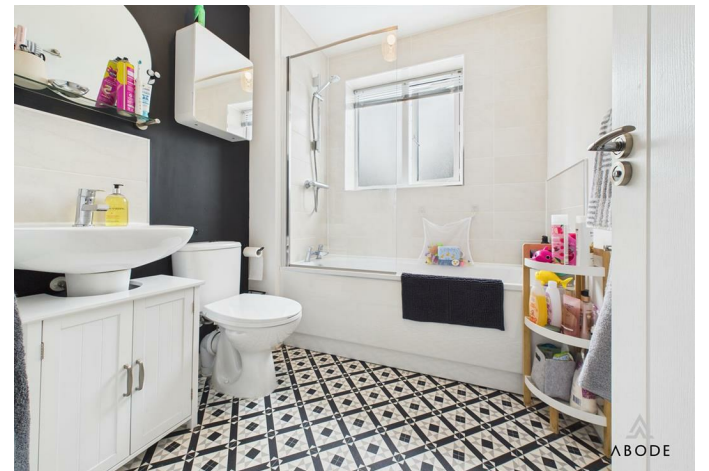
The family bathroom is fitted with a white three-piece suite including a bath with shower over, glass screen, low-level WC, and wash-hand basin. Patterned tiled flooring and a frosted window to the rear complete the room.

Outside

The rear garden has been attractively landscaped for modern family life. A large paved patio area provides ample room for outdoor dining and seating. The artificial lawn area offers a safe and low-maintenance play space

for children, currently arranged with swings and a playhouse. Mature trees beyond the boundary add a sense of privacy and natural outlook, while raised beds and climbing plants soften the fence lines. Side access is available, and external lighting has been installed beneath the roof soffits.



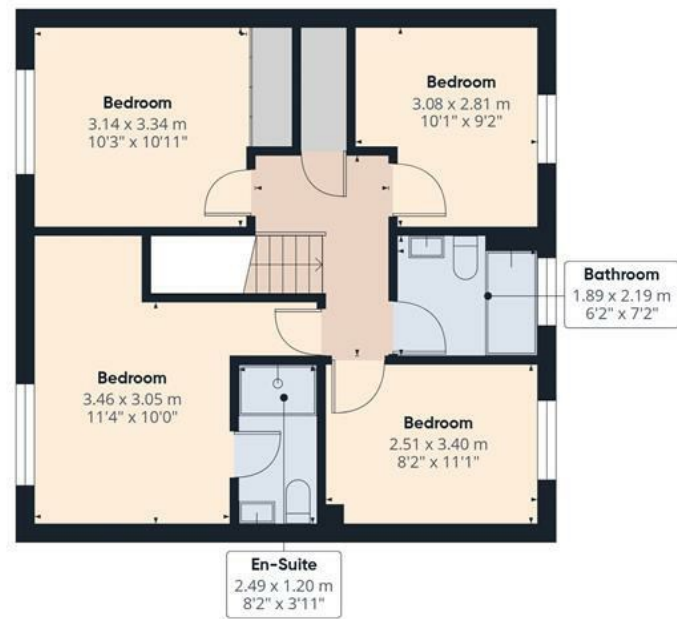








Floor 0



Floor 1

Approximate total area⁽¹⁾

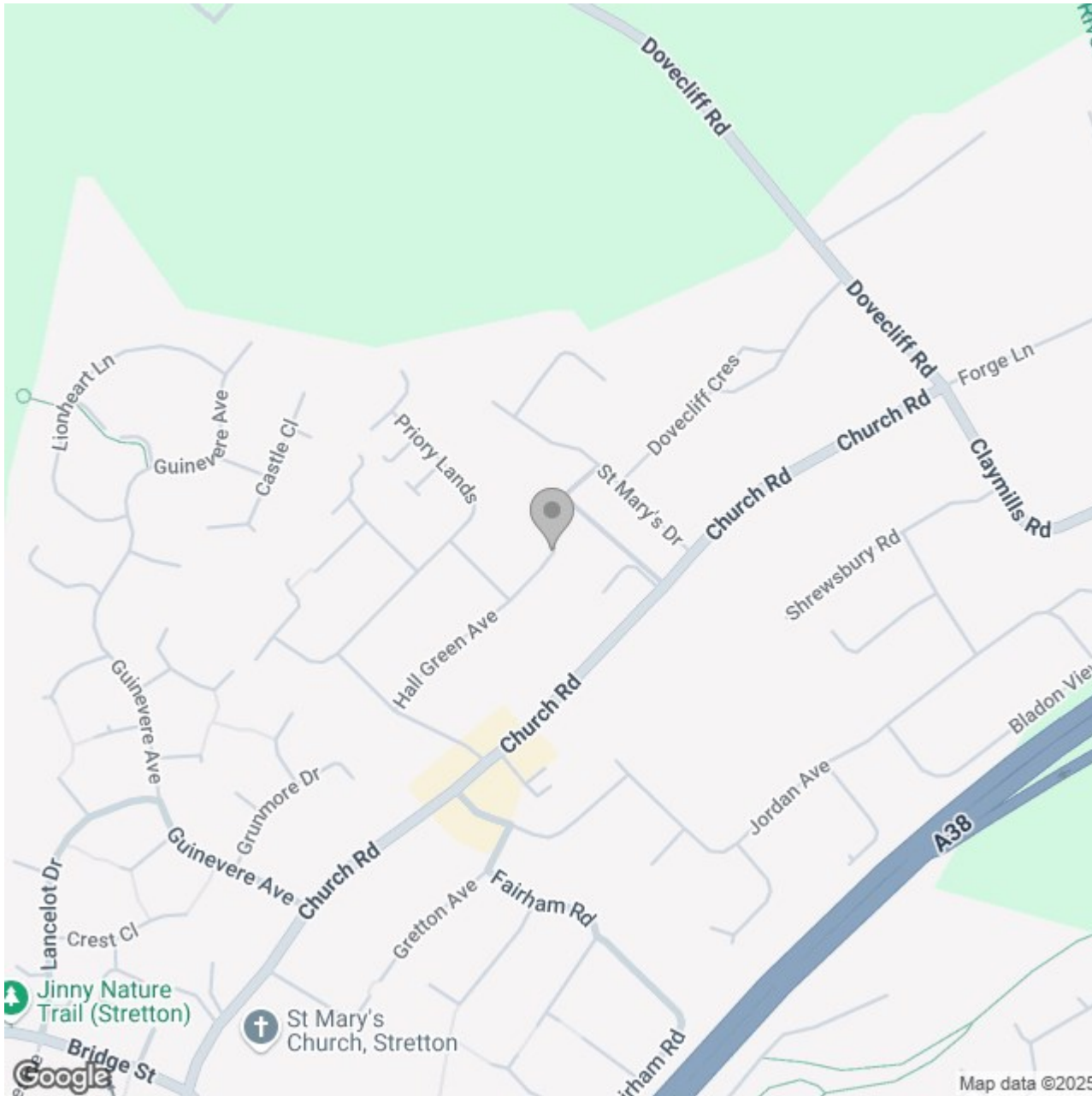
129.2 m²

1392 ft²

(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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	