







A well-presented three-bedroom detached home offering stylish, modern living with off-street parking, a detached garage, and an enclosed landscaped rear garden. The property features a spacious reception room, a contemporary kitchen diner, a ground floor WC, a family bathroom, and an en-suite to the master bedroom, making it ideal for a range of buyers seeking a move-in ready home in a convenient location.





## Accommodation

### Ground Floor

The property is approached via a driveway providing off-street parking, leading to the front entrance door which opens into a welcoming hallway with tiled flooring, a staircase rising to the first floor, and access to a guest WC with a wash-hand basin and WC. The kitchen sits to the front aspect, featuring a range of modern fitted units with integrated appliances including a gas hob with extractor over, oven, and spaces for additional appliances. A stainless steel sink with drainer sits beneath a front-facing window, and the kitchen offers ample space for dining while maintaining a bright and airy feel. A door leads through to the spacious reception room at the rear, which provides a comfortable living area with French doors opening out onto the patio and garden, allowing natural light to fill the space while offering seamless indoor-outdoor living.

### First Floor

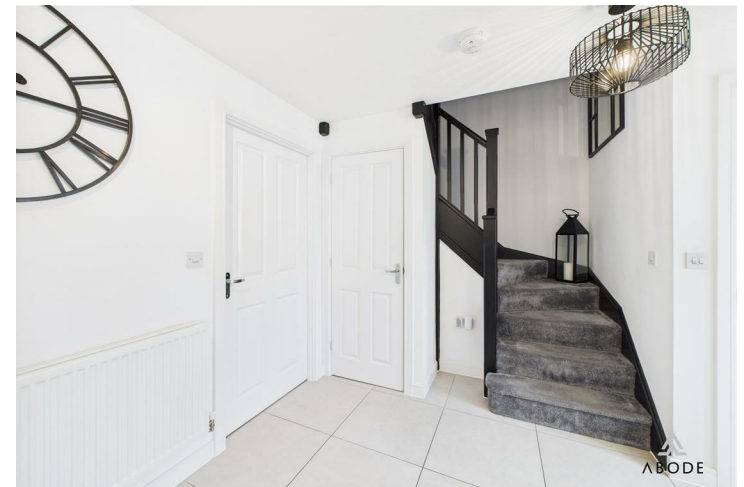
The landing provides access to three well-proportioned bedrooms and the family bathroom. The master bedroom is positioned to the front of the property and benefits from its own en-suite shower room, fitted with a WC, wash-hand basin, and a shower enclosure. Two further bedrooms are positioned to the rear, both featuring double glazed windows allowing in plenty of natural light, with one currently utilised as a dressing room with fitted open wardrobes. The family bathroom is fitted with a three-piece suite including a bath with shower over,



wash-hand basin, and WC, complemented by tiled walls and flooring.

### Outside

To the front, there is a lawned garden area and a driveway providing off-street parking, leading to the detached garage located to the side of the property. The rear garden is enclosed with timber fencing and has been landscaped for ease of maintenance, featuring a large patio area ideal for entertaining, a gravelled seating area





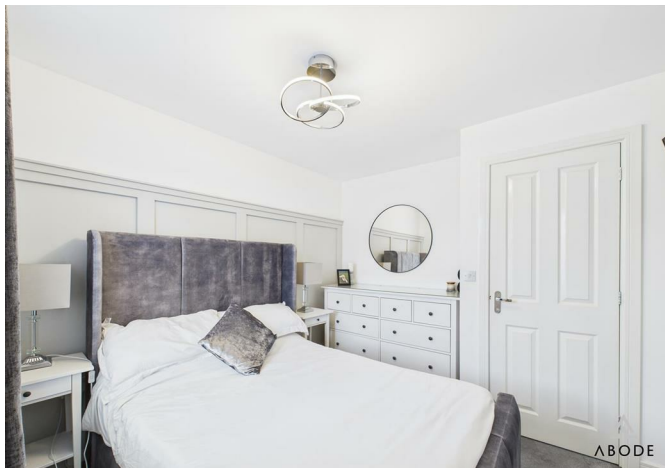




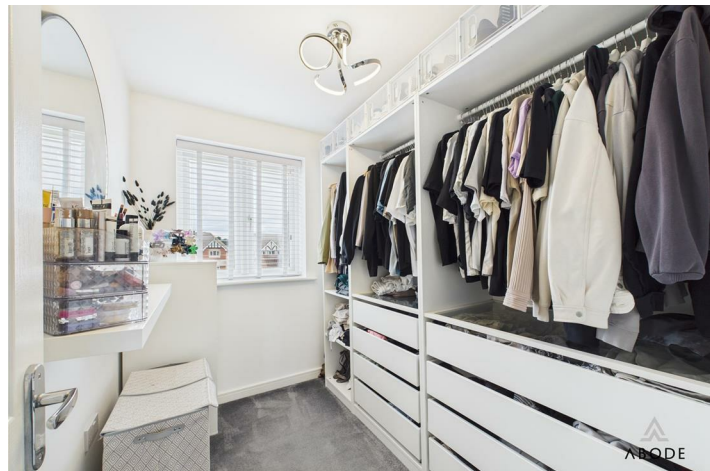
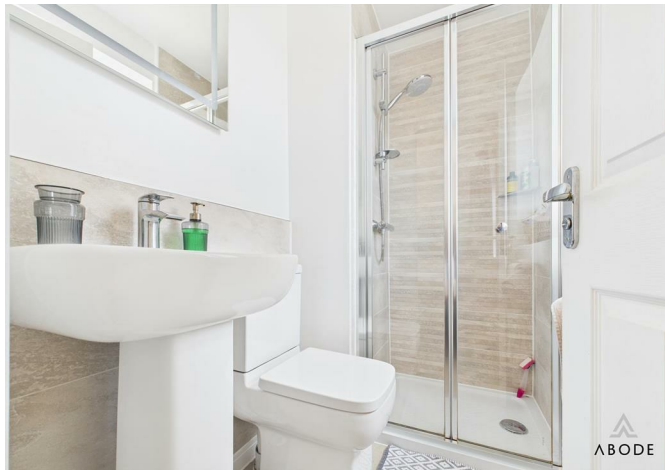
and a well-kept lawn offering a generous outdoor space for family use and relaxation.

#### Location

The property is located in a convenient residential area, well-positioned for access to local amenities, schools, and transport links, providing ease of access for commuters while also being close to local green spaces and leisure facilities.





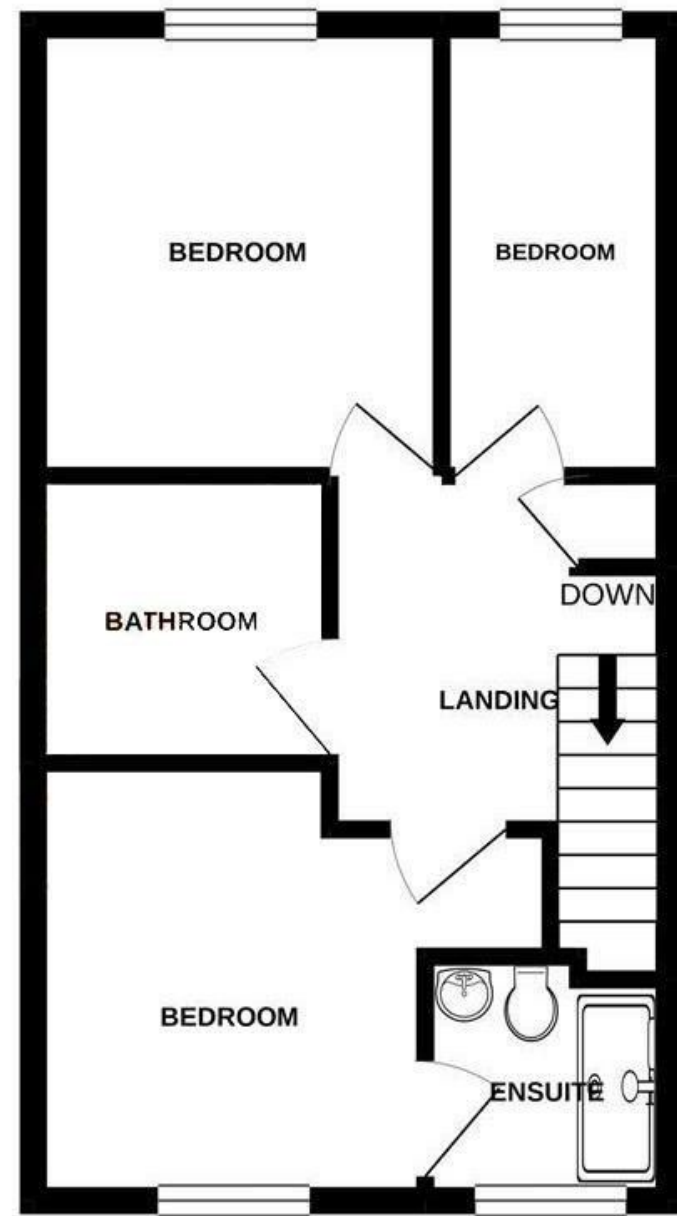
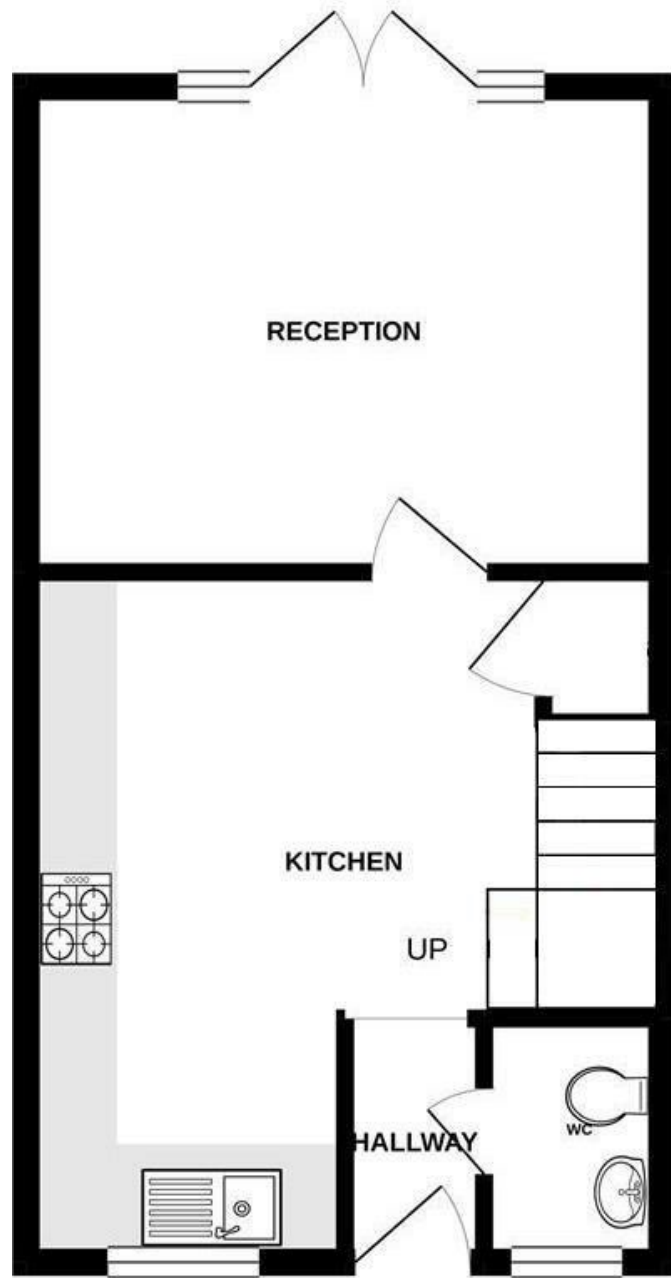






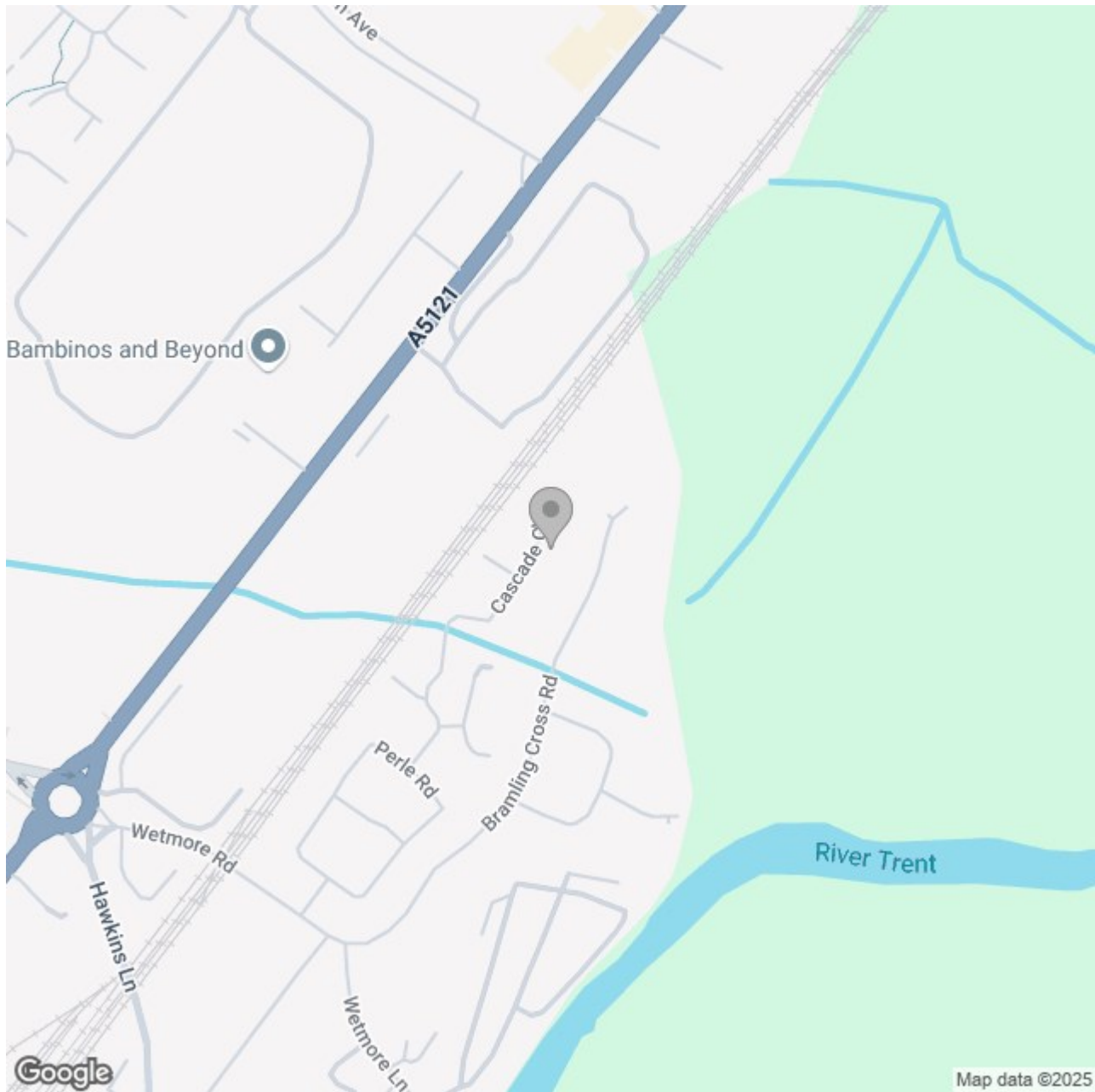












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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