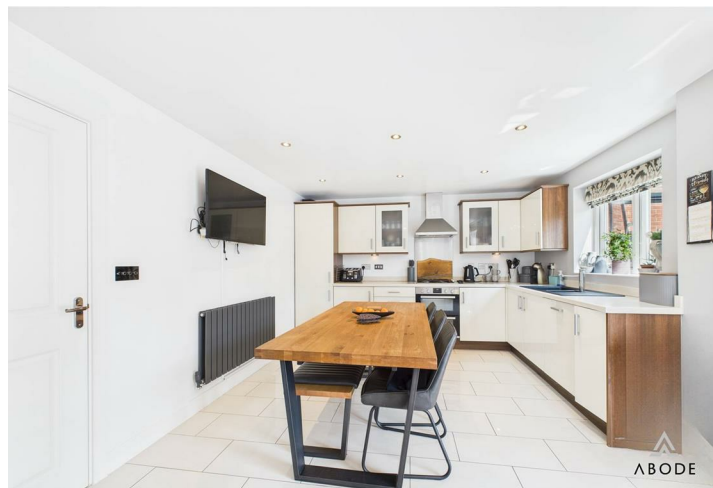






This well-presented four-bedroom detached family home offers spacious and versatile accommodation with a bright kitchen diner, garden room, two reception rooms, utility room, two bathrooms, and an enclosed landscaped rear garden ideal for entertaining. The property also benefits from off-street parking and is located within easy reach of local amenities, schools, and transport links.



## Accommodation

### Ground Floor

The property is entered via a welcoming hallway with tiled flooring and stairs rising to the first floor, providing access to the ground floor living spaces. To the front, there is a snug offering a versatile space for a home office, playroom, or additional sitting area, complemented by a front-facing window providing natural light. The living room is a comfortable space with a front aspect window and a feature wall, ideal for relaxation and family time.

To the rear, the bright and spacious kitchen diner is fitted with a range of matching wall and base units, integrated appliances, and tiled flooring throughout. French doors open into the garden room, which benefits from a glazed canopy and sliding doors, creating a seamless connection to the garden while providing a sheltered seating area. A utility room with additional storage and worktop space, as well as a ground floor WC with tiled walls and a modern suite, complete the ground floor accommodation.

### First Floor

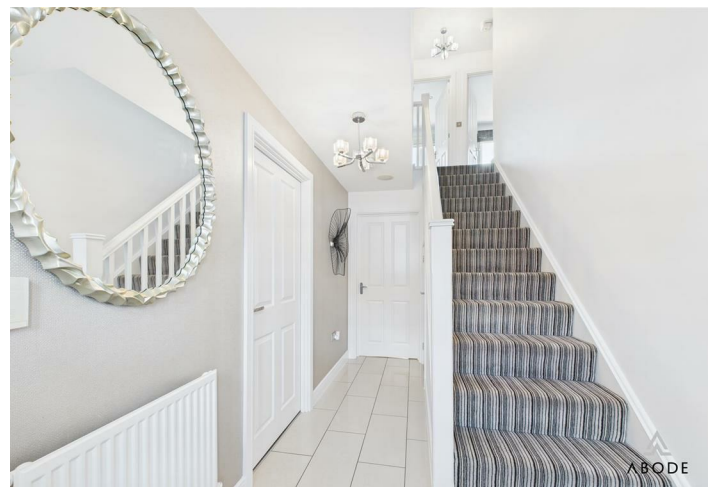
The first-floor landing leads to four well-proportioned bedrooms, each with space for bedroom furniture and storage. The master bedroom benefits from built-in wardrobes and an en-suite shower room featuring a shower cubicle, wash hand basin, WC, heated towel rail, and tiled walls. The three further bedrooms are well-sized and share a family bathroom with a modern suite, including a bath, wash hand basin, WC, and tiling.



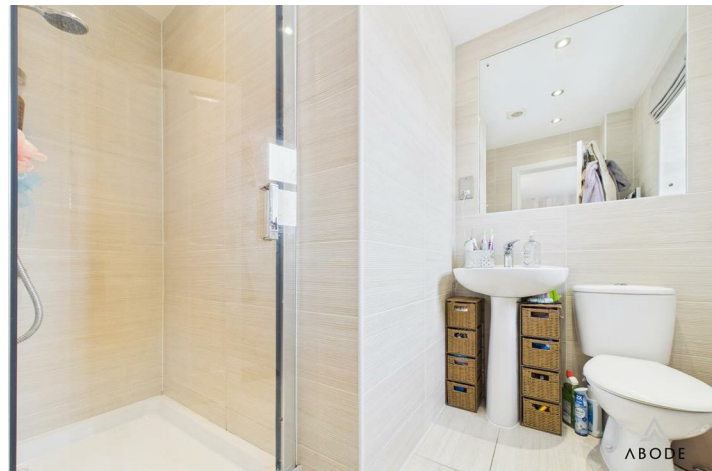
### Outside

To the rear, the property features a landscaped garden with artificial lawn for easy maintenance, established planting, and a patio seating area ideal for outdoor dining and entertaining. The garden room with its glazed canopy extends the usable living space outdoors, providing an area to enjoy the garden throughout the year. To the front, the property benefits from off-street parking with a driveway providing access to the entrance.





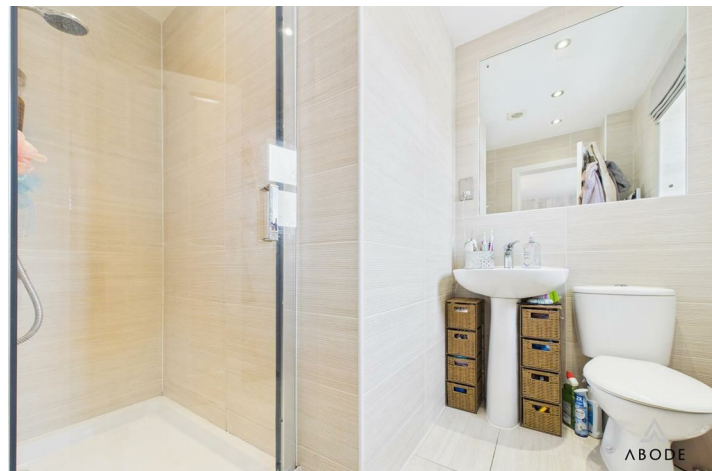


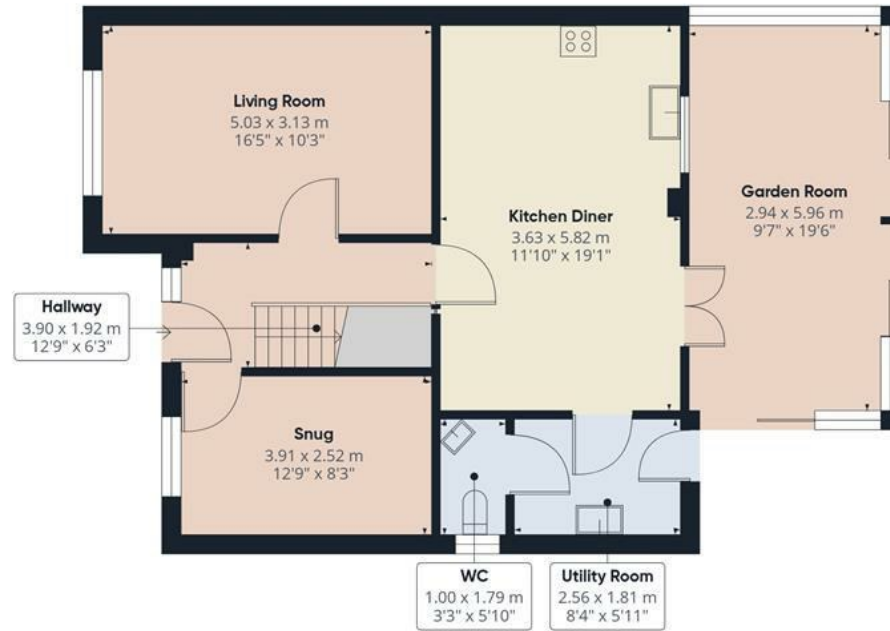












Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

135.2 m<sup>2</sup>

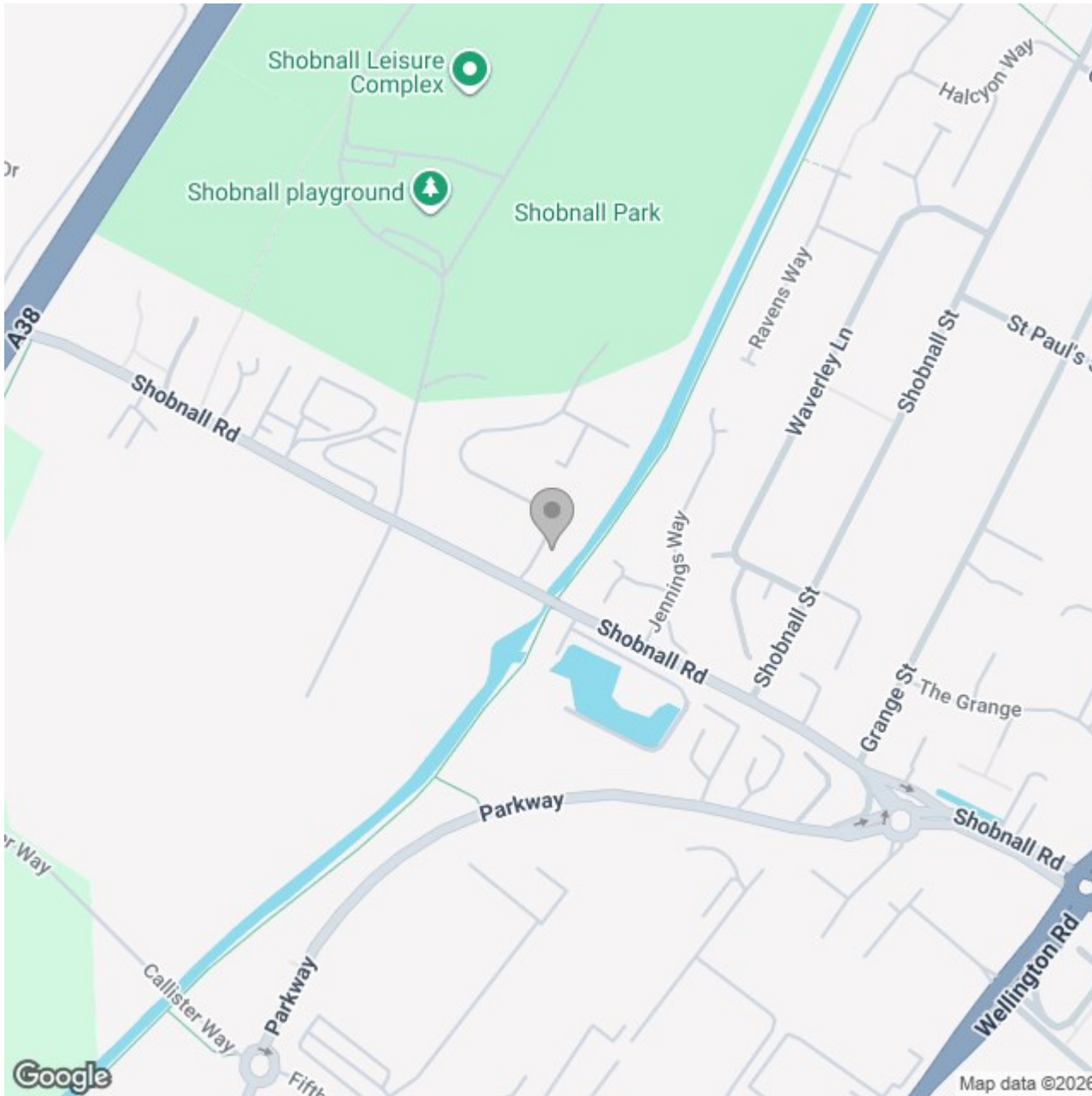
1454 ft<sup>2</sup>

(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.

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## 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	