





Whether you're stepping onto the property ladder, seeking your next family home, downsizing, or expanding your investment portfolio, this beautifully presented modern home deserves your attention. Constructed in 2023 by the respected David Wilson Homes, "The Archford" offers thoughtfully arranged living spaces, including a contemporary dining kitchen and an en suite to the principal bedroom. Enjoying a prime position near the edge of the development, the home boasts a generous garden and private parking to the rear. Located on the sought-after Olive Park development, it enjoys easy access to the town centre and its many amenities, while still providing a peaceful residential setting.



Step through the composite front door into a welcoming hallway, where you'll find access to the lounge and a convenient cloakroom/WC fitted with a modern white two-piece suite.

At the front of the property, the spacious lounge benefits from a handy understairs storage cupboard. From here, a door leads to the inner lobby with stairs to the first floor and access to a full-width dining kitchen at the rear of the home. This impressive space features a stylish selection of wall and base units with coordinating worktops and an inset sink below a rear-facing window. The kitchen is fully equipped with a gas hob, extractor hood, electric oven, and integrated appliances including a dishwasher, fridge freezer, and washing machine. Wide uPVC French doors open out to the rear garden, making it a great space for entertaining or family living.

Upstairs, the landing provides access to all bedrooms, a built-in airing cupboard, and the loft. There are three well-proportioned bedrooms, two of which are double-sized. The principal bedroom overlooks the garden and includes a triple built-in wardrobe and a sleek en suite shower room with tiled splashbacks. The family bathroom is finished with a modern white suite, including a panelled bath with mixer shower and glazed screen, complemented by tiled detailing and a side-facing window for natural light.

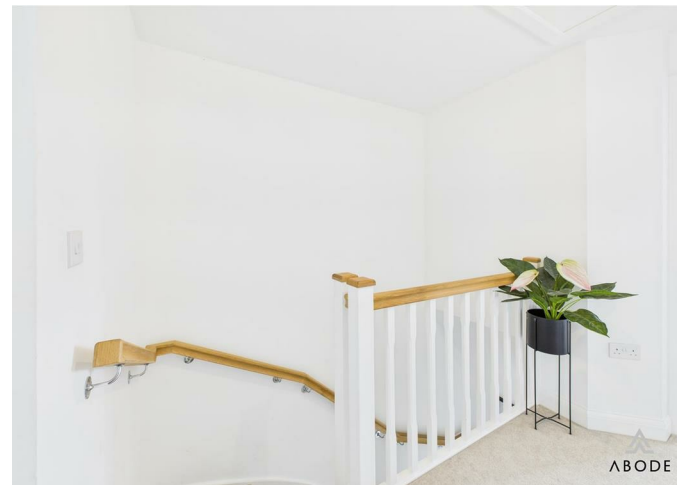
Outside

The rear garden is a generous size, mostly laid to lawn and ready for landscaping to suit your preferences. A gated pathway leads to the private driveway at the rear, offering secure off-road parking. The front garden is lawned and wraps around the side of the home,

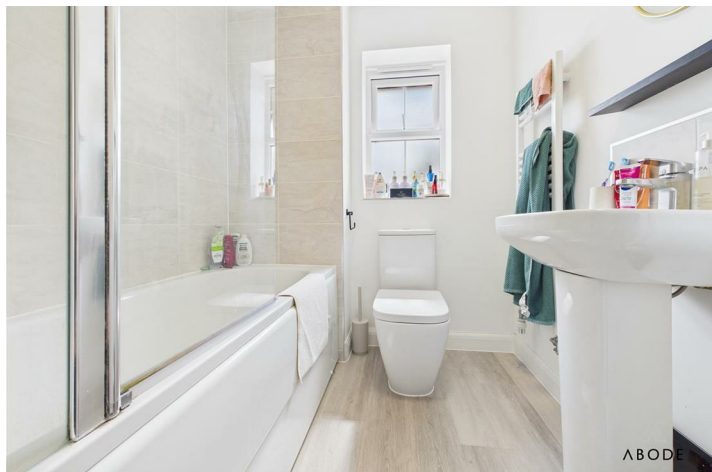


bordered by mature shrubs that add greenery and privacy.



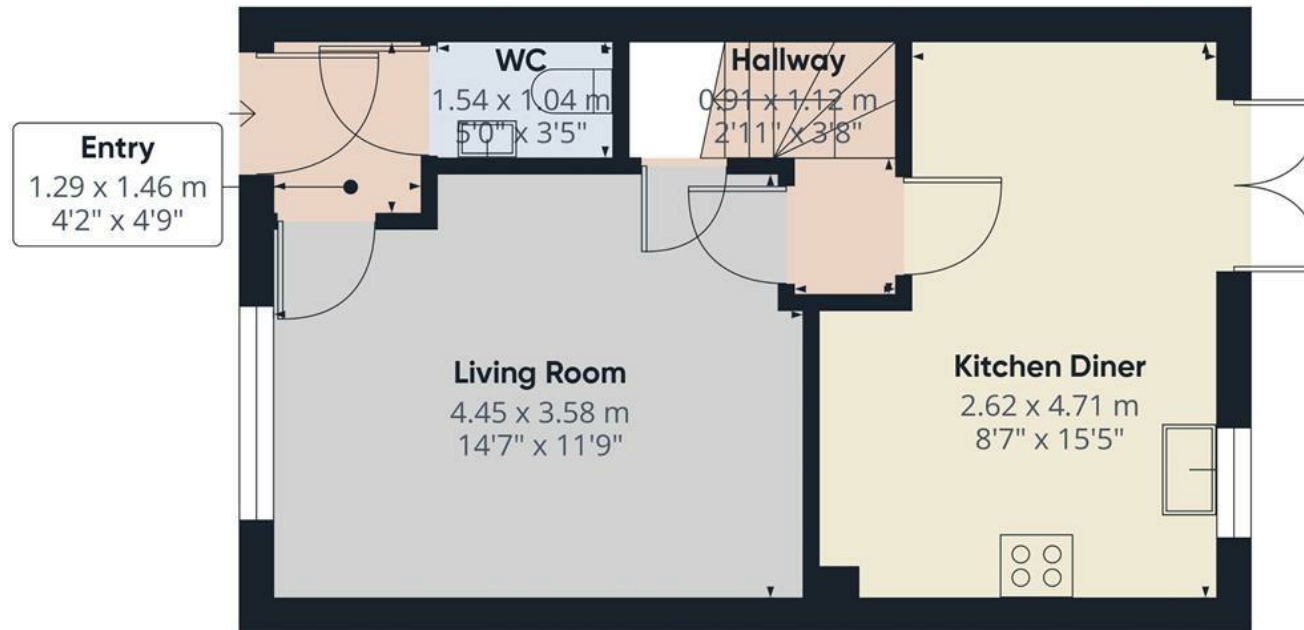










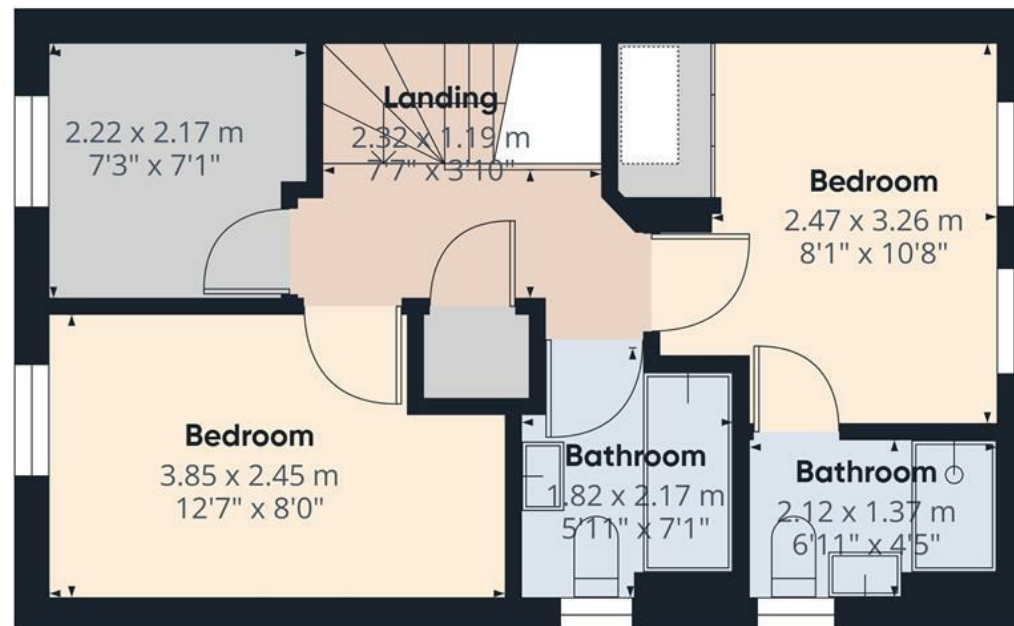


Floor 0

Approximate total area⁽¹⁾

69.9 m²

754 ft²

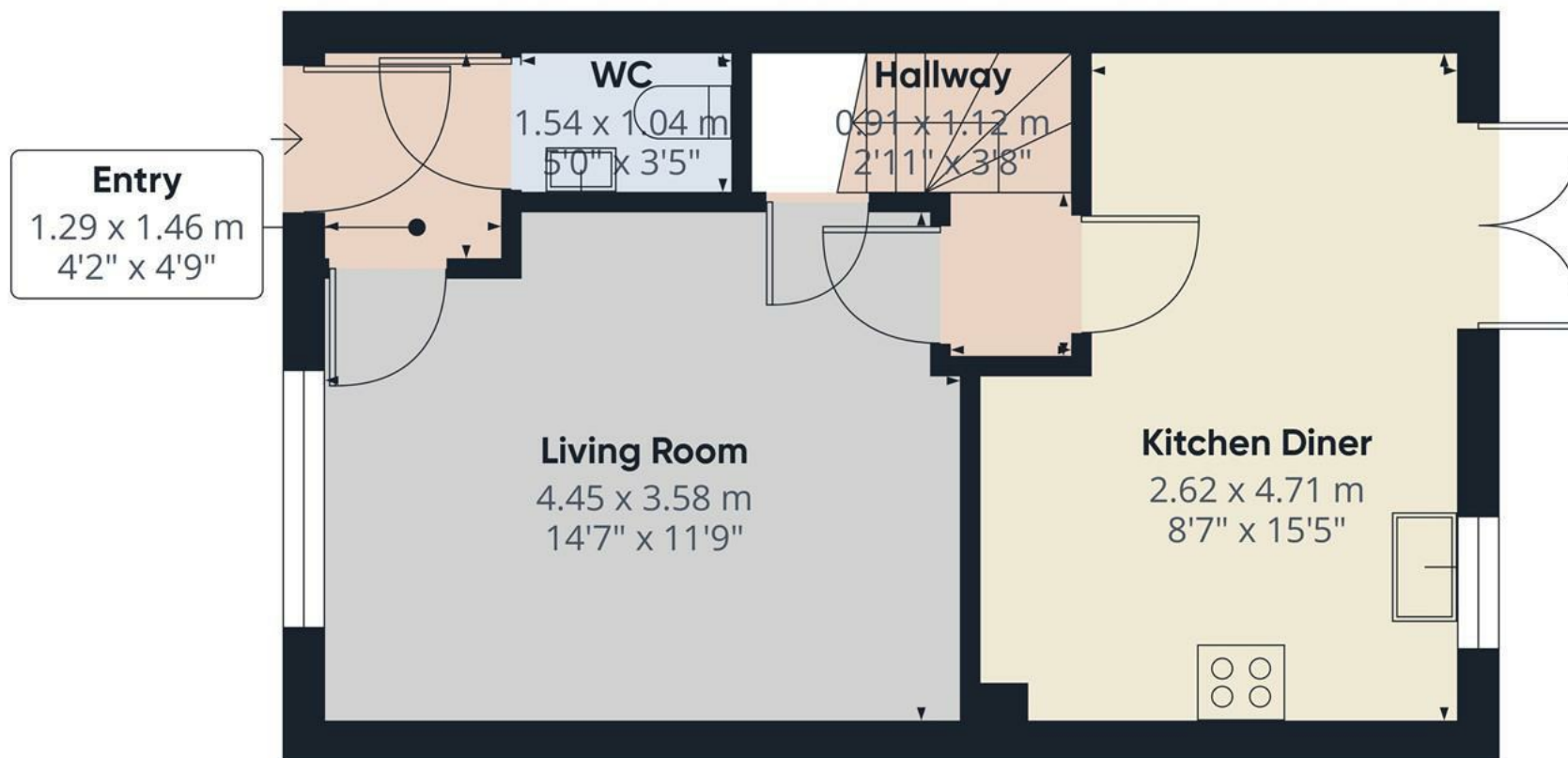


Floor 1

(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.

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Approximate total area⁽¹⁾

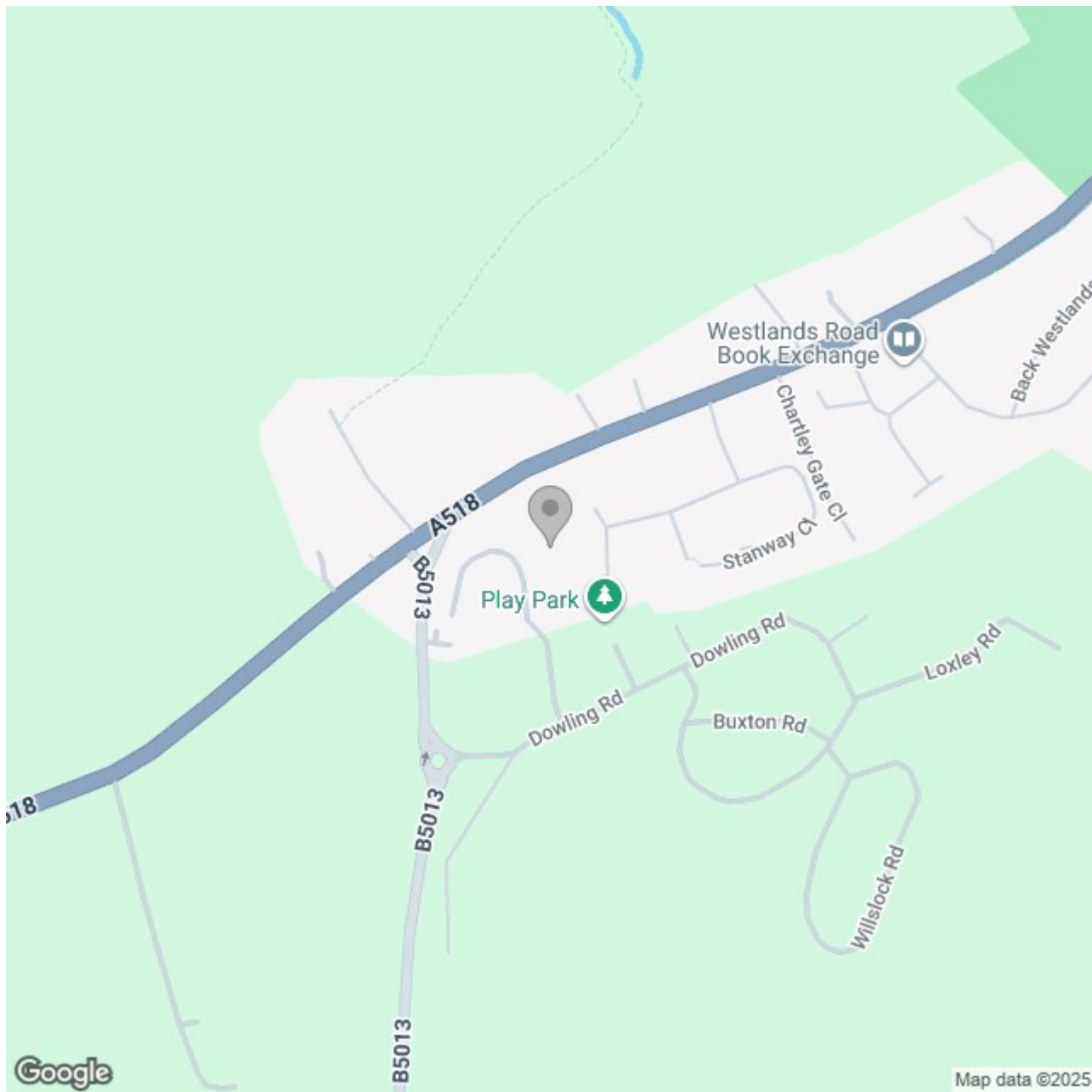
36.8 m²
397 ft²

(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.

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Floor 0



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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 	