





This well-presented three-bedroom detached home offers bright, spacious and practical accommodation, finished with neutral décor and modern fittings throughout and benefitting from a south facing garden. The property features a generous open-plan lounge/dining room with a fireplace and French doors leading to the rear garden, alongside a contemporary kitchen with integrated appliances and a convenient ground floor cloakroom.

Upstairs, there are three well-proportioned bedrooms served by a stylish family bathroom.

Externally, the home benefits from ample driveway parking, a detached garage, a front garden, and a low-maintenance rear garden ideal for outdoor use.

Further advantages include gas central heating, double glazing, and a convenient location close to local amenities, well-regarded schools, and excellent transport links.



## Hallway

Accessed via a UPVC double glazed front door, the welcoming hallway provides access to the ground floor accommodation.

## Cloakroom/W.C.

Fitted with a low-level WC with continental flush, wash hand basin with mixer tap, central heating radiator, and a UPVC double glazed frosted window to the side elevation. The electrical consumer unit is also located here.

## Lounge/Dining Area

A bright and spacious living area featuring a UPVC double glazed window to the front elevation, central heating radiator, TV aerial point, and an attractive electric fireplace as a focal point. The space opens into a dining area with an additional radiator and UPVC double glazed doors leading out to the rear garden.

## Kitchen

Overlooking the rear garden via a UPVC double glazed window, the kitchen is fitted with a range of modern base and eye-level units with roll-top work surfaces. Integrated appliances include a stainless steel sink with mixer tap, fridge, freezer, cooker, electric hob with extractor hood, and a central heating combination gas boiler.

## Landing

With access to the loft via hatch, smoke alarm, UPVC double glazed frosted window to the side elevation, and a useful over-stairs storage cupboard with shelving. Doors lead to all first floor rooms.



## Bedroom One

A well-proportioned double bedroom with a UPVC double glazed window to the front and central heating radiator.

## Bedroom Two

A further double bedroom with a UPVC double glazed window overlooking the rear garden and central heating radiator.

## Bedroom Three

A single bedroom with a UPVC double glazed window to the rear and central heating radiator.







### Family Bathroom

Stylishly appointed with a three-piece suite comprising a low-level WC, vanity wash hand basin with waterfall mixer tap, and bath with glass screen and waterfall-style shower. Finished with complementary wall and floor tiling, a heated towel radiator, and a UPVC double glazed frosted window to the front elevation.

### Outside

To the front, a generous driveway provides ample off-road parking and extends to the side of the property, where gated access leads through to the rear. The frontage is further enhanced by neatly maintained lawned areas, complemented by a variety of mature hedging and established trees.

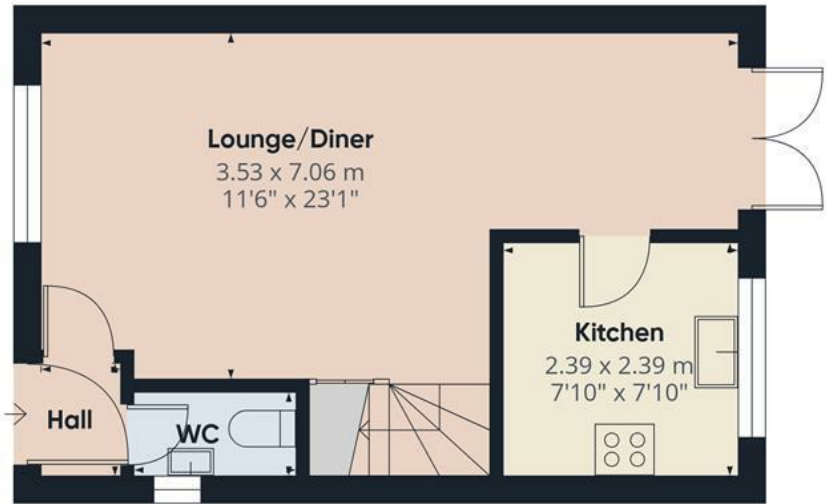
To the rear, the property benefits from a detached garage with an up-and-over door, alongside a spacious paved patio area—ideal for outdoor entertaining—framed by raised, well-stocked borders filled with a selection of established plants.



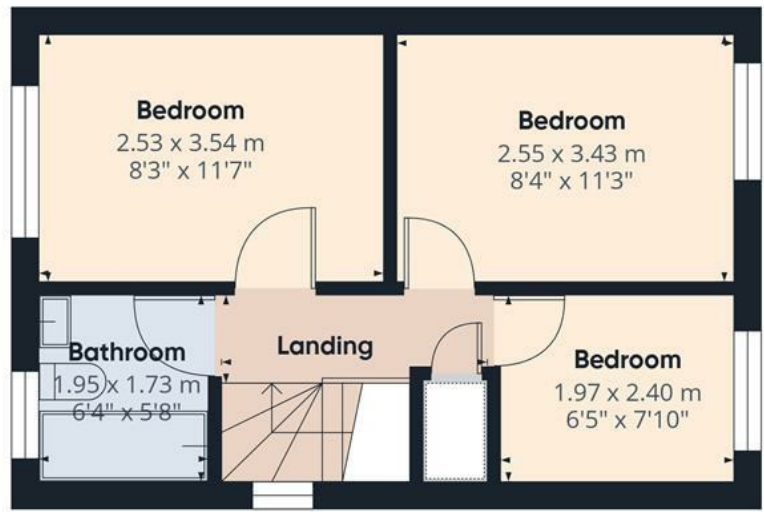








Floor 0 Building 1



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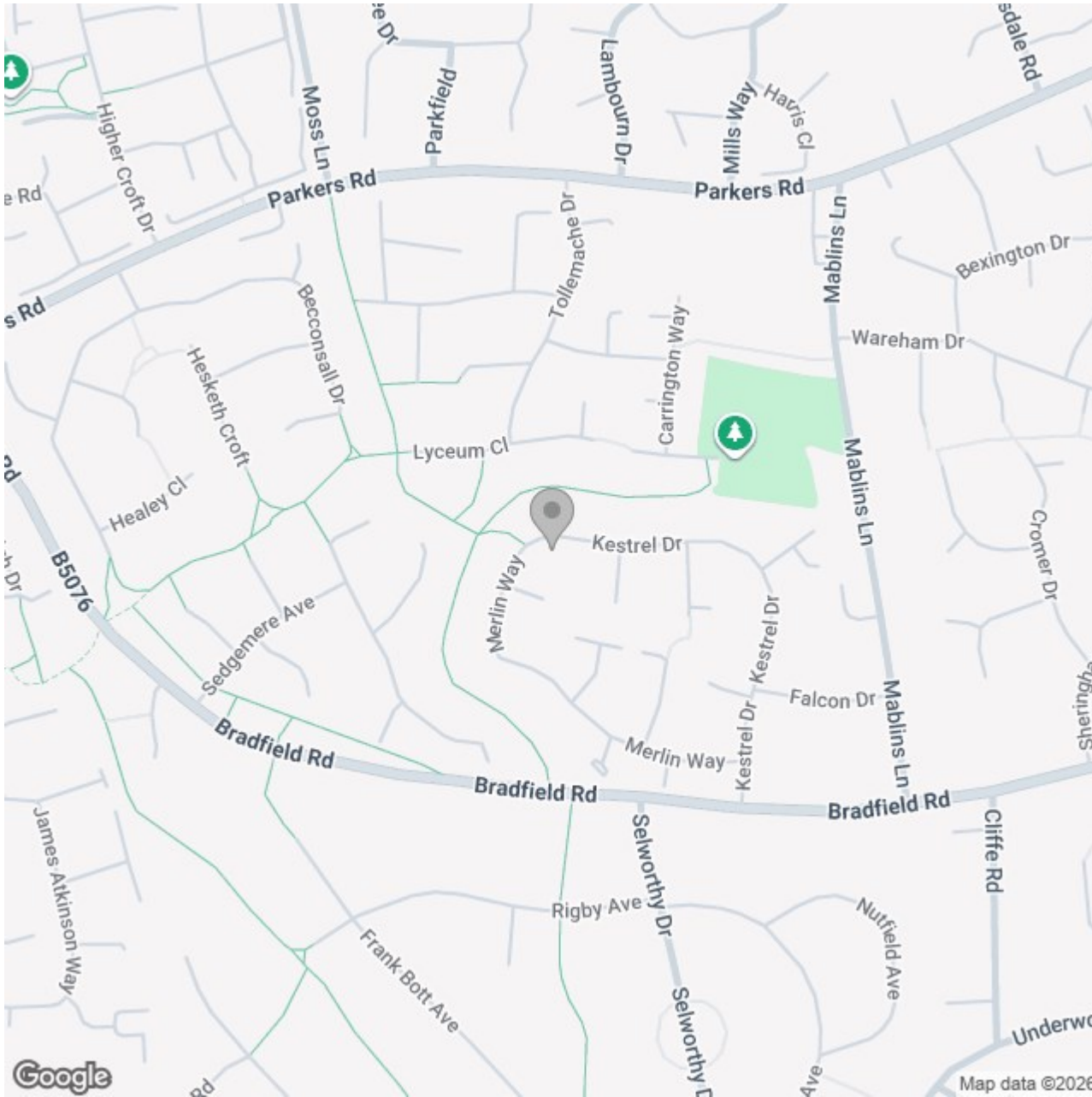


Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
73.1 m<sup>2</sup>  
788 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.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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	