

TOTAL APPROX. FLOOR
AREA: 1340 SQ. FT.

DANIEL BREWER
Bringing People and Property Together

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The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

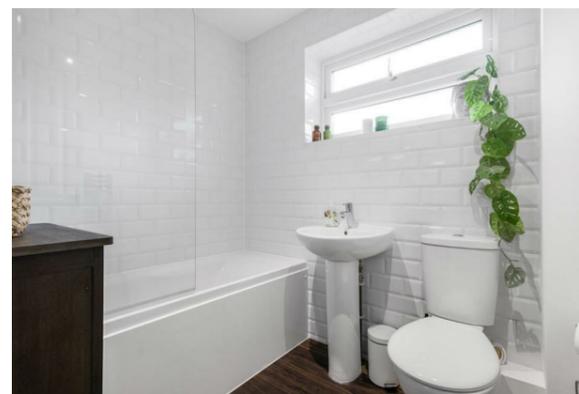
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OFFERS OVER £500,000



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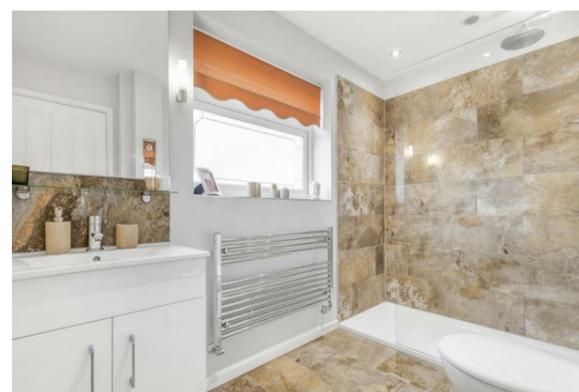
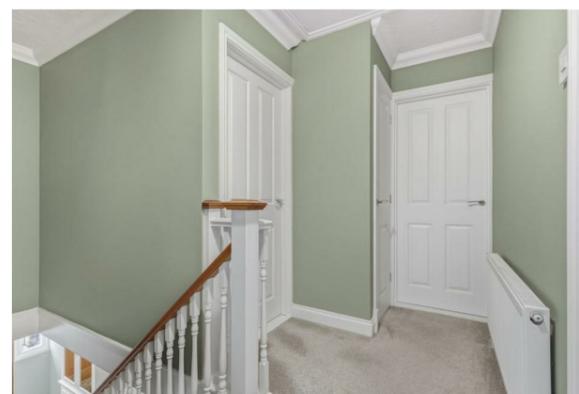
Daniel Brewer are pleased to market this well-presented three detached family home, ideally situated with direct access to the local recreation ground. Offering versatile and well-balanced accommodation throughout, this property is perfect for families or those looking for additional space to work from home.

The ground floor comprises a welcoming entrance hall, cloakroom, and a bright kitchen/breakfast room fitted with a range of modern units. The spacious living/dining room provides an excellent area for entertaining or relaxing, while a separate study offers the perfect space for home working or quiet reading.

Upstairs there are three well-proportioned bedrooms, including a generous principal suite featuring a dressing area and en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom.

Outside, the property enjoys both front and rear gardens, the latter offering a pleasant area for outdoor dining and family activities. To the side is a single garage and a driveway providing parking for two vehicles. The home also benefits from direct access to the local recreation ground, ideal for dog walking and leisure pursuits.

This attractive family home combines modern comfort with a convenient location, making it an excellent opportunity for those seeking a peaceful yet well-connected lifestyle.





- **Detached Family Home**
- **Three Bedrooms**
- **Kitchen/Breakfast Room**
- **Living/Dining Room**
- **Study & Fibre Internet**
- **Dressing Area & En-Suite to Principal**
- **Family Bathroom & Cloakroom**
- **Front & Rear Gardens**
- **Single Garage & Driveway Parking For Two Vehicles**
- **Direct Access to Recreation Ground**

Entrance Hall

16'0" x 6'2" (4.9m x 1.9m)

Timber door to front aspect, double glazed UPVC frosted windows to front and side aspects, carpeted stairs to first floor landing, under stairs storage, wall mounted radiator, wood laminate flooring, inset spotlights, various power points. Door to: Living/Dining Room, Kitchen/Breakfast Room, WC, Stud

WC

Frosted double glazed UPVC window to side aspect, low level WC, corner wash hand basin with separate taps, wall mounted radiator, carpeted flooring, inset spotlights.

Kitchen/Breakfast Room

15'1" x 10'9" (4.6m x 3.3m)

Frosted double glazed UPVC door to side aspect, double glazed UPVC windows to rear, various base and eye level units with wood effect work surfaces over, one and a half unit ceramic sink with mixer tap and drainer unit, double Hotpoint over, four ring electric Whirlpool hob, space for fridge freezer, space for washing machine, space for dish washer, partially tiled walls, wall mounted radiator, vinyl flooring, ceiling mounted light fixtures, various power points.

Study

10'9" x 8'2" (3.3m x 2.5m)

Double glazed UPVC window to front aspect, base level work surface with sink, vinyl flooring, ceiling mounted light fixtures, various power points, TV point.

Living Room

21'11" x 19'4" (6.7m x 5.9m)

Double glazed UPVC French doors to rear aspect, double glazed UPVC windows to front & 1 rear aspect, electric feature fireplace, wall mounted radiators, inset spotlights, various power points.

First Floor Landing

Carpeted stairway with timber bannister, access to loft, access to airing cupboard, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points. Doors to: Bedrooms & Family Bathroom

Principal Dressing Area

12'5" x 8'10" (3.8m x 2.7m)

Double glazed UPVC window to rear aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points. Opening to: Principal Bedroom.





Principal Bedroom

12'5" x 12'5" (3.8m x 3.8m)

Double glazed UPVC window to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points. Door to: En-Suite.

En-Suite

Frosted double glazed UPVC window to front aspect, three-piece suite, low level WC, vanity wash hand basin with low level storage and mixer tap, walk-in tile enclosed shower with rainfall head and glass screen, wall mounted heated towel rail, electric mirror, flagstone tile flooring, partially tiled walls, wall mounted light fixtures, extractor fan.

Bedroom Two

11'5" x 10'9" (3.5m x 3.3m)

Double glazed UPVC window to front, over stairs storage/wardrobe space, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Three

10'9" x 7'6" (3.3m x 2.3m)

Double glazed UPVC window to rear, inbuilt wardrobes with mirrored doors and hanging rails, wall mounted radiator, wood laminate flooring, ceiling mounted light fixture, various power points.

Family Bathroom

Frosted double glazed UPVC window to rear, three-piece suite, low level WC, pedestal wash hand basin with mixer tap, tile enclosed bath with glass screen and shower head, wall mounted heated towel rail, wood laminate flooring, partially tiled walls, inset spotlights.

Garage & Parking

Single garage & driveway parking for two vehicles.

Gardens

To the front of the property is a laid to lawn area with a matured hedge, concrete path leading to the front door & pedestrian gate to the rear garden, the building is partially bordered by a various flowerbeds. To the rear of the property is a large entertaining concrete patio area with pedestrian access to the garage, the path continues to the rear of the garden where there is a further sun trap seating area. Behind the garage is a greenhouse, the garden is bordered by mature hedges and wood panel fencing.

Additional Information

Fibre to the premises internet.

