



** 4 BEDROOMS ** 2 BATHROOMS ** DETACHED ** MODERNISED ** IMPRESSIVE KITCHEN BREAKFAST ** DINING ROOM ** LIVING ROOM ** CONSERVATORY ** GARAGE ** GENEROUS GARDEN ** LARGE DRIVE** A beautifully modernised four-bedroom detached family home, occupying a desirable plot with an open rear aspect. The property features a large driveway, an oversized single garage, and an enclosed rear garden with a large patio area. Inside, the home offers a superb flowing layout, including a lounge, dining room, conservatory, and a modern family breakfast kitchen. The ground floor also includes a convenient downstairs W.C. Upstairs, the master bedroom boasts a modern en-suite, and a superb family bathroom serves the remaining bedrooms. Additional highlights include ample parking, generous gardens, and an impressive overall design.







Occupying a desirable plot in a guiet and sought-after Porch location, this attractive red-brick built property features elegant bay windows and a garage with a roofed porch. The large, tarmac drive, bordered with block paving, offers ample parking for multiple vehicles. Adjacent to the driveway is a well-maintained lawned fore-garden, enhanced by a carefully chosen tree.

Enter through the convenient porch into a welcoming hallway, with doors leading to various rooms, a staircase rising to the first floor, and a useful under-stairs cupboard providing ample storage.

The generously sized kitchen breakfast room is stylishly fitted with sleek, modern wall and base units, complemented by high-end integrated appliances. There's plenty of space for a breakfast table, perfect for relaxed family dining. A large window overlooks the rear garden, while a door gives direct access to the outdoor space, ideal for enjoying the garden throughout the year.

A separate living room is situated at the front of the property, featuring a charming bay window and a striking fireplace as the centrepiece. Double doors swing open to reveal a spacious dining room, with sliding doors leading into the fully glazed conservatory. This bright and airy space is perfect for relaxing and enjoying the tranguil views of the garden. A set of patio doors provides easy access to the rear garden, making it ideal for indoor-outdoor living.

Additionally, on the ground floor, there is a convenient downstairs W.C., offering added practicality.

On the first floor, there are four generously sized bedrooms. The master bedroom features fitted wardrobes, a bay window, and a spacious ensuite with a shower, W.C., and wash basin, all fully tiled and finished to a high standard. The family bathroom serves the remaining bedrooms. offering a bath with a shower overhead, W.C., and wash basin with vanity, also fully tiled and designed for both comfort and convenience.

The garden is fully enclosed with fencing and features a large paved patio area. Steps lead down to a lush lawn, with hedges and trees lining the borders for added privacy. There is gated side access to the front of the property.

Hall

Living Room 15'3" x 13'0" (4.66m x 3.97m)

Dining Room 9'0" x 11'0" (2.76m x 3.36m)

Kitchen/Breakfast Room 14'9" x 12'5" (4.51m x 3.80m)

Conservatory 9'3" x 9'9" (2.84m x 2.98m)

Downstairs WC

First Floor Landing

12'2" x 13'1" (3.71m x 4.01m) **Bedroom 1**

En-suite 6'4" max x 10'1" (1.94m max x 3.09m)

Bedroom 2 12'2" x 7'9" (3.72m x 2.38m)

Bedroom 3 9'3" x 7'1" (2.82m x 2.18m)

Bedroom 4 9'3" x 8'5" (2.82m x 2.58m)

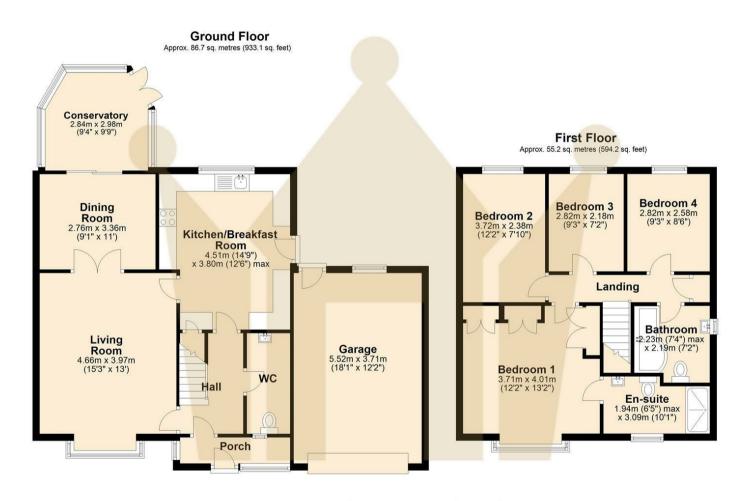
Bathroom 7'3" max x 7'2" (2.23m max x 2.19m)

18'1" x 12'2" (5.52m x 3.71m) Garage









Total area: approx. 141.9 sq. metres (1527.3 sq. feet)

