



ESTATE AGENTS

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Guide Price £575,000

**** GUIDE PRICE £575,000 TO £600,000 ****

PCM Estate Agents are delighted to present to the market this exceptionally well-presented THREE/ FOUR BEDROOM DETACHED FAMILY HOME, offering spacious and versatile accommodation throughout.

The property boasts a STUNNING OPEN PLAN LIVING-DINING SPACE, a MODERN FITTED KITCHEN with INTEGRATED APPLIANCES, UNDERFLOOR HEATING to the ground floor powered by an AIR SOURCE HEAT PUMP, complemented by HIGH QUALITY ENGINEERED OAK FLOORING. The principal bedroom benefits from an EN-SUITE SHOWER ROOM and a WALK-IN-WARDROBE, while additional features include an INTEGRAL GARAGE/UTILITY SPACE, ample OFF ROAD PARKING with GATED ACCESS, and a GENEROUS REAR GARDEN backing onto WOODLAND.

The accommodation comprises a welcoming entrance hall with oak flooring, leading through glass double doors into a bright and spacious LOUNGE-DINER, featuring two sets of patio doors opening onto the rear garden, perfect for indoor-outdoor living. The contemporary kitchen is fitted with INTEGRATED APPLIANCES, tiled flooring, and underfloor heating. A DOWNSTAIRS WC, also with tiled flooring and underfloor heating, completes the ground floor, along with internal access to the garage, which includes space for utilities and an electric up-and-over door.

To the first floor, a spacious landing provides access to the PRINCIPLE BEDROOM, which enjoys BEAUTIFUL VIEWS over the garden and benefits from an EN-SUITE SHOWER ROOM and adjoining DRESSING ROOM (formerly the fourth bedroom). There are TWO FURTHER WELL-PROPORTIONED DOUBLE BEDROOMS and a modern family bathroom.

Externally, the property offers a LARGE GATED GRAVEL DRIVEWAY providing OFF ROAD PARKING for multiple vehicles, alongside a lawned area and flower beds. The REAR GARDEN is a standout feature, with a GENEROUS PATIO AREA accessed from the lounge-diner, ideal for entertaining, leading to an EXPANSIVE LAWN bordered by mature planting. To the rear, there is a wooden shed with power and lighting.

Early viewing is highly recommended to fully appreciate this impressive family home.

PRIVATE FRONT DOOR

Opening to:

SPACIOUS ENTRANCE HALL

Engineered oak flooring with underfloor heating, stairs rising to upper floor accommodation with under stairs storage cupboard, wall mounted thermostat, personal door to garage, door opening to:

LOUNGE-DINER

22'2 x 14'5 (6.76m x 4.39m)

Engineered oak flooring with underfloor heating, LED inset ceiling spotlights, ample space for dining table and chairs, wall mounted thermostat, two double glazed patio doors opening onto the later described rear garden.

KITCHEN

10'9 x 8'7 (3.28m x 2.62m)

Newly fitted and comprising a range of eye and base level units with ample countertop space, four ring electric induction hob with extractor above and electric double oven below, integrated dishwasher integrated fridge freezer, space and plumbing for washing machine, inset one & ½ bowl sink with mixer tap. part tiled walls, tiled flooring with underfloor heating, double glazed window to front aspect.

DOWNSAIRS WC

Low level dual flush wc, wash hand basin with mixer tap, extractor fan, part tiled walls, tiled flooring with underfloor heating, frosted double glazed window to side aspect.

FIRST FLOOR LANDING

Double glazed window to side aspect, loft hatch, wall mounted thermostat, door to:

BEDROOM

11'5 x 9'6 (3.48m x 2.90m)

LED inset ceiling spotlights, radiator, double glazed window to rear aspect with opening to:

WALK-IN-WARDROBE

10'2 x 6'9 (3.10m x 2.06m)

Previously the fourth bedroom. Currently fitted with a range of built in wardrobes having hanging space and storage above, radiator, double glazed window to rear aspect.

EN-SUITE

Walk-in shower unit with shower attachment, integrated dual flush wc with wash hand basin having mixer tap with vanity mirror above and storage below with additional storage to the side, chrome heated towel rail, part tiled walls, tiled flooring.

BEDROOM

11'2 x 10'7 (3.40m x 3.23m)

Built in wardrobe with additional hanging space, radiator, LED inset ceiling spotlights, double glazed window to front aspect.

FAMILY BATHROOM

Panelled bath with mixer tap and shower attachment above, wash hand basin with vanity mirror, low level dual flush wc, chrome heated towel rail, tiled walls, tiled flooring, frosted double glazed window to side aspect.

BEDROOM

11' max x 10'4 (3.35m max x 3.15m)

LED inset ceiling spotlights, radiator, double glazed window to front aspect.

OUTSIDE - FRONT

Private gated access to a driveway providing off road parking for multiple vehicles, area of lawn providing additional space for growing and planting, range of mature trees and shrubs, side gated access to the rear garden.

REAR GARDEN

A particular feature and comprising a large patio space providing ample space for dining and entertaining, or to enjoy a summer's evening, further steps rising to a large area of lawn, range of mature trees and shrubs, ample space for growing fruit and vegetables, greenhouse, storage shed with power and lighting.

INTEGRAL GARAGE

Electric roller door, power and lighting, personal door to entrance hall.

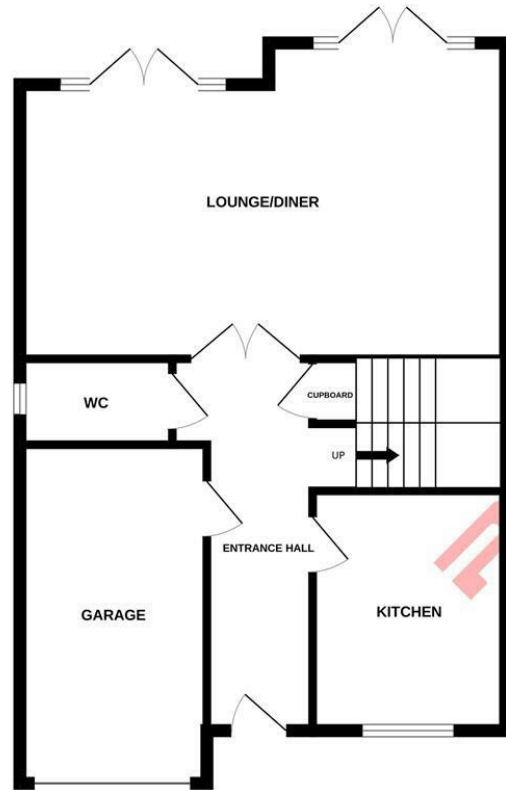
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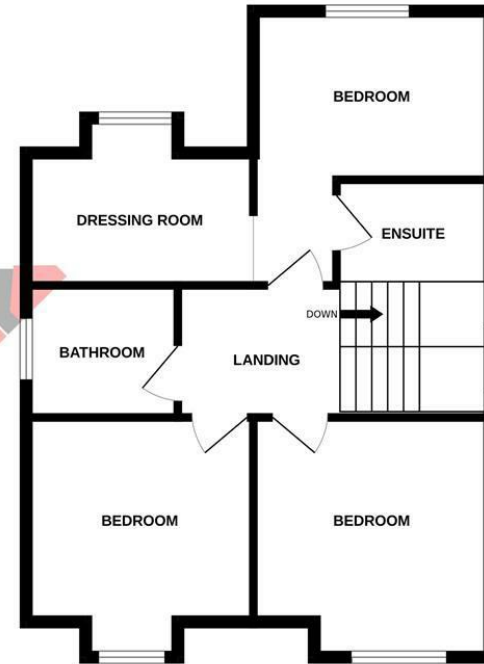




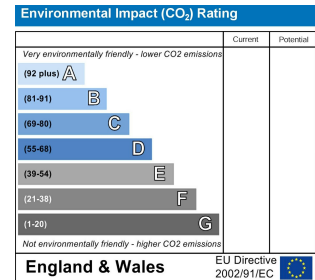
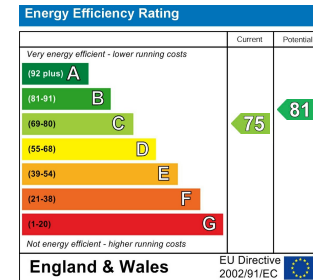
GROUND FLOOR



1ST FLOOR



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