



ESTATE AGENTS

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**Guide Price £350,000**

**\*\* GUIDE PRICE £350,000 TO £375,000 \*\***

PCM are delighted to welcome to the market this EXECPTIONAL EXTENDED THREE-BEDROOM SEMI-DETACHED RESIDENCE, BEAUTIFULLY REFURBISHED to an outstanding standard throughout and offering stylish, CONTEMPORARY LIVING across two impressive floors.

Set behind a BLOCK-PAVED DOUBLE DRIVEWAY, this STUNNING HOME delivers thoughtfully designed interiors and HIGH-QUALITY finishes at every turn. A welcoming porch leads into the entrance hall, providing access to a SPACIOUS LIVING ROOM complete with a bespoke MEDIA WALL, creating the perfect setting for relaxation and entertaining alike.

Undoubtedly the centrepiece of the home is the MAGNIFICENT 29ft OPEN PLAN KITCHEN-DINING-FAMILY ROOM, a breath-taking space designed for MODERN FAMILY LIVING. Featuring an elegant fitted kitchen with STONE WORKTOPS a CENTRAL ISLAND and INTEGRATED APPLIANCES, this room effortlessly combines luxury with practicality. A striking GLAZED WINE DISPLAY adds a sophisticated touch, while BI-FOLD DOORS and a CEILING LANTERN flood the space with natural light and create a seamless connection to the garden. Completing the ground floor is a generous UTILITY ROOM and a STYLISH CLOAKROOM/WC.

Upstairs, the PRINCIPLE BEDROOM benefits from FITTED WARDROBES and access to a LUXURIOUS EN-SUITE shower room. TWO FURTHER WELL-PROPORTIONED BEDROOMS and a beautifully appointed family bathroom complete the first-floor accommodation.

Externally, the property continues to impress with a practical lean-to walkway providing side access from the utility room directly to the garden, in addition to access via the bifold doors. The LANDSCAPED REAR GARDEN has been designed with families and entertaining in mind, featuring a level lawn and wraparound porcelain patio, the ideal space for children to play, summer BBQs and al fresco dining.

Conveniently positioned close to highly regarded schools, local amenities and transport links, this remarkable home perfectly blends luxury, comfort and everyday practicality.

## **FEATURE COMPOSITE FRONT DOOR**

With window to the side, opening to:

## **PORCH**

Built in storage cupboard with automatic lighting, ceiling lantern, down lights, engineered oak flooring laid in a herringbone pattern, door opening to:

## **ENTRANCE HALL**

Spacious and incredibly welcoming, engineered oak flooring laid in a herringbone pattern, underfloor heating, feature wood panelled walls, telephone point, attractive staircase rising to the upper floor accommodation with recessed lighting, smart under stairs storage cupboards, stylish contemporary wooden doors, doors to:

## **LIVING ROOM**

13'6 x 12'8 (4.11m x 3.86m )

Engineered oak flooring laid in a herringbone pattern, wall mounted radiator, partially wood panelled walls, coving to ceiling, down lights, media wall with recess for wall mounted television and electric fire.

## **OPEN PLAN KITCHEN-DINING-FAMILY ROOM**

29' x 17'4 (8.84m x 5.28m)

An impressive room and a real hub of the home with double glazed bi-folding doors opening out onto the level family friendly garden, enhancing the indoor-outdoor day-to-day lifestyle, ceiling lantern allowing ample natural light to flood into the room, combination of inset spotlights and pendant ceiling lighting over the island. The kitchen is bespoke with a range of eye and base level cupboards and drawers with soft close hinges, stone countertops and matching upstands, four ring electric ceramic hob with extractor over and waist level oven, integrated dishwasher, integrated tall fridge freezer, island with stone countertop and sunken ceramic sink with kettle tap, built in storage cupboards below and a breakfast bar seating area, space saving cupboards, power sockets concealed within cupboards for appliances, engineered oak flooring laid in a herringbone pattern, wood burning stove, feature wine display cabinet with automated lighting, underfloor heating, contemporary partially glazed door to side aspect opening to:

### **UTILITY ROOM**

14' narrowing to 10'2 x 8'2 (4.27m narrowing to 3.10m x 2.49m)  
Engineered oak flooring laid in a herringbone pattern, underfloor heating, down lights, further range of eye and base level cupboards and drawers fitted with soft close hinges, stone countertops, Belfast ceramic sink with mixer tap, space and plumbing for washing machine and tumble dryer, double glazed door opening to the rear garden, door to wc and further double glazed door to:

### **LEAN TO**

15' x 3'8 (4.57m x 1.12m)  
Providing practical access down the side of the property, with additional door to front aspect providing access to the driveway.

### **DOWNSTAIRS WC**

Dual flush low level wc incorporating wash hand basin with mixer tap and tiled splashback, tiled flooring, down lights with automatic lighting.

### **FIRST FLOOR LANDING**

Double glazed window to side aspect on the half-landing, main landing with engineered oak flooring, loft hatch, doors to:

### **MASTER BEDROOM**

12'10 x 11'7 (3.91m x 3.53m)  
Engineered oak flooring, feature wood panelled walls, wall mounted bedside lighting, down lights, feature pendant chandelier, radiator, fitted wardrobes, double glazed window to rear aspect, door to:

### **LUXURIOUS SHOWER ROOM**

Part tiled walls, tiled flooring with underfloor heating, heated towel rail, wall mounted dual flush low level wc, walk-in shower with rain style shower head and hand-held shower attachment, wall mounted vanity enclosed wash hand basin with chrome mixer tap and ample storage set beneath, down lights, wall mounted mirror, extractor for ventilation, double glazed opaque glass window to rear aspect.

### **BEDROOM**

12' x 10'8 (3.66m x 3.25m )  
Engineered oak flooring, radiator, down lights, double glazed window to front aspect.

### **BEDROOM**

8'10 x 8'4 (2.69m x 2.54m)  
Engineered oak flooring, down lights, radiator, double glazed window to front aspect.

### **FAMILY BATHROOM**

Luxurious suite comprising a bath with chrome mixer tap and shower over having rain style shower head and hand-held shower attachment, glass shower screen, wall mounted dual flush low level wc, vanity enclosed wash hand basin with mixer tap, wall mounted Bluetooth LED mirror, down lights, extractor for ventilation, tiled flooring with underfloor heating, part tiled walls, heated towel rail, built in cupboard offering practical storage space, double glazed opaque glass window to side aspect.

### **OUTSIDE - FRONT**

Block paved driveway providing off road parking for multiple vehicles.

### **REAR GARDEN**

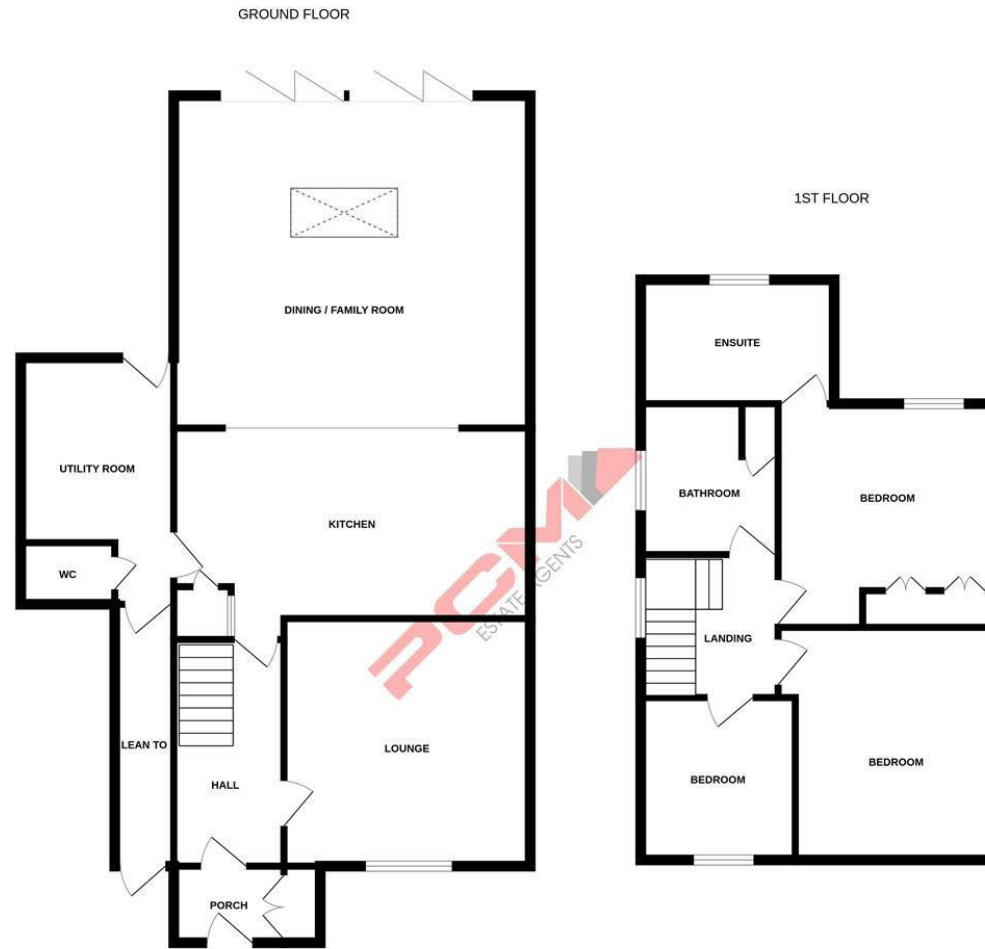
Landscaped with a porcelain patio abutting the property and wrapping around the side elevation of the home, ample outdoor space to eat al-fresco and entertain, outside lighting, area of level lawn being ideal for families with children and lateral panelled fencing. The garden enjoys a sunny aspect.

Council Tax Band: B









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
		64	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.