



Tucked away at the end of a quiet cul-de-sac, this detached home occupies a secluded plot of approximately 0.22 acres, where the established garden forms a natural extension of the living space. A generous terrace provides the perfect setting for outdoor dining before steps and winding pathways through light woodland climb to a raised area of garden bordered by Lousehill Copse, an area of protected mature woodland, creating a wonderfully private backdrop. Positioned on an unmade road adjacent to Prospect Park, the house enjoys a peaceful setting while remaining within easy reach of the town centre, with excellent road and rail connections close by. Inside, the interiors have been thoughtfully updated, with a modern kitchen and stylish bathroom complementing the light, well-proportioned accommodation. The result is a home that balances modern comfort with an exceptional sense of privacy and connection to its natural surroundings.

Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000



- 3 Bedrooms
- Living room
- Kitchen-diner
- Utility/WC
- Modern bathroom suite
- Driveway and garage







Council tax band E
Council- RBC

Vendor Comment

I have been extremely happy here. The outside space is amazing and unique and wonderful to wake to views of trees and sounds of birds. It is a quiet location with lovely neighbours who all look out for each other. It feels rural and plenty of scope to live the 'good life' or build a kids adventure playground. It's walking distance to shops, bus stops, train station, churches, large open green space, and eateries. The house has character with a large kitchen diner for entertaining, a large yet cosy lounge with lots of natural light and option to add a log burner. The two largest bedrooms can both fit king beds and one has a large built in wardrobe that could also house a small hidden workspace as there is a power socket. New Megaflow water tank installed, new cloakroom/utility, new light fittings, new alarm system. I will be sad to move but I'm in a new season of my life now after recently marrying and we want to start somewhere new together. We hope to find something similar that gives us the same sense of peace this place has given me.

Garden and woodland

A particular feature of the house is the garden which extends to approximately 0.22 acre and incorporates a generous paved patio area that is ideal for alfresco dining. Steps wind up through an area of light woodland to a raised area of garden with a gate opening to another area of garden. The garden in total is 186 ft in depth from the rear of the house and this dimension includes the steps and pathway up to the upper tier.

Additional information:

Parking

The property has driveway parking for multiple vehicles with a single garage.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Remedial Work

The property underwent repairs for subsidence in 2020 which had caused internal cracking and the previous vendors insurance company appointed Innovation Group who appraised the damage to of been caused by water leaking from a defective drain. Following a period of monitoring the defective drain was repaired and removed a mature Wisteria in 2020 and the property stabilised before internal repairs were carried out. For further information please contact Haslams on 0118 960 1000.

Floorplan



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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