



All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.



MISREPRESENTATION ACT 1967.

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This contemporary FOUR-BEDROOM DETACHED property is offered to the market with NO ONWARD CHAIN and benefits from a DETACHED ONE-BEDROOM ANNEXE. The accommodation comprises briefly an entrance hall, two reception rooms, and a spacious modern dining kitchen with integral appliances and doors opening to the garden. To the first floor, there is a generous principal bedroom featuring an en suite shower room, two further double bedrooms, and a single bedroom or home office, along with a family bathroom. Externally, the property benefits from AMPLE OFF-ROAD PARKING and an enclosed front garden, while to the rear there is a private tiered garden with a seating area. The annexe provides a bedroom with bi-folding doors and a shower room.

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HALLWAY

Composite door, radiator, built-in cupboard, under-stairs cupboard, herringbone wood-effect flooring, and stairs to the first floor.

LIVING ROOM

16'9 x 10'7 (5.11m x 3.23m)

uPVC double glazed double doors and window, radiator, and herringbone wood-effect flooring

SITTING ROOM

10'11"0 x 9'8 (max) (31.04m x 2.95m (max))

Two uPVC double glazed windows, radiator, and herringbone wood-effect flooring.

DINING KITCHEN

14'11 x 15 (max) (4.55m x 4.57m (max))

uPVC double glazed double doors and two double glazed windows, fitted wall and base units with a marble-effect worktop, four-ring induction hob with extractor fan over, integral oven, integral fridge freezer, washing machine and dishwasher, radiator, and herringbone wood-effect flooring.

WC

WC with push flush, pedestal wash basin with mixer tap over, radiator, part-tiled walls, and herringbone wood-effect flooring.

FIRST FLOOR LANDING

uPVC double glazed window, radiator, and loft access.

BEDROOM ONE

10 x 15'1 (3.05m x 4.60m)

Two uPVC double glazed windows and a radiator.

EN-SUITE

6'9 x 3'10 (2.06m x 1.17m)

uPVC double glazed window, enclosed shower cubicle with wall-mounted shower fitment, WC with push flush, pedestal wash basin with mixer tap over, radiator, part-tiled walls, and herringbone wood-effect flooring.

BEDROOM TWO

8'7 x 13 (2.62m x 3.96m)

Two uPVC double glazed windows, built-in wardrobe, and a radiator.

BEDROOM THREE

9 x 12'1 (2.74m x 3.68m)

uPVC double glazed window and a radiator.

BEDROOM FOUR

7'5 x 7 (2.26m x 2.13m)

uPVC double glazed window and a radiator.

BATHROOM

6'9 x 5'7 (2.06m x 1.70m)

Panelled bath with wall-mounted shower fitment over, WC with push flush, pedestal wash basin with mixer tap over, radiator, part-tiled walls, and herringbone wood-effect flooring.

ANNEXE - BEDROOM

12'6 x 8'7 (3.81m x 2.62m)

uPVC double glazed bi-folding doors, electric wall-mounted radiator, and wood-effect flooring.

ANNEXE - SHOWER ROOM

3'3 x 8'7 (0.99m x 2.62m)

uPVC double glazed window, enclosed shower cubicle with wall-mounted shower fitment, WC with push flush, pedestal wash basin with mixer tap over, part-tiled walls, and mosaic tile-effect flooring.

GARDEN

The property offers ample off-road parking, an enclosed front garden, and an enclosed private tiered garden with lawns and a seating area.

NOTES

Tenure: Freehold

Council Tax Band: E

EPC Rating: B

What3Words Location: motivates.needed.skies

