



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



Built in 2024 to a high standard and benefiting from the remainder of the NHBC warranty, this IMMACULATELY PRESENTED MODERN DETACHED FAMILY HOME is situated within a popular residential area and occupies a GENEROUS CORNER PLOT. The accommodation comprises a welcoming hallway, downstairs WC, bay fronted living room, and a stylish fitted dining kitchen. To the first floor are three well proportioned bedrooms, including a principal bedroom with en suite facilities, together with a contemporary family bathroom. Externally, the property enjoys well maintained gardens to the front and side, along with a further enclosed private garden. In addition, there is OFF ROAD PARKING FOR TWO VEHICLES.

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MISREPRESENTATION ACT 1967.

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the side. Additionally, the property offers off road parking for two vehicles.

NOTES

Tenure: Freehold
Council Tax Band: D
EPC Rating: B

HALLWAY

Composite door, radiator, wood effect flooring, and stairs to the first floor.

LIVING ROOM

18'8 x 13'10 (max) (5.69m x 4.22m (max))
uPVC double glazed bay window, radiator, and an understairs storage cupboard.



DINING KITCHEN

14'7 x 10'3 (4.45m x 3.12m)
uPVC double glazed windows, fitted wall and base units, four ring gas hob and integral oven, stainless steel 1.5 bowl sink and drainer with mixer tap, integral fridge freezer, washing machine, and dishwasher. Combi boiler, radiator, wood effect flooring, and uPVC double glazed double doors giving access to the garden.



WC

uPVC double glazed window, WC with push flush, wash basin with mixer tap, radiator, and ceramic tiled flooring.

FIRST FLOOR LANDING

uPVC double glazed window and radiator.

BEDROOM ONE

9'1 13'4 (2.77m x 4.06m)
uPVC double glazed window, built in airing cupboard, and radiator.



EN SUITE

4'10 x 8'2 (1.47m x 2.49m)
uPVC double glazed window, enclosed shower cubicle with wall mounted fitment, WC with push flush, pedestal wash basin with mixer tap, radiator, part tiled walls, and wood effect flooring.

BEDROOM TWO

8 x 11'7 (2.44m x 3.53m)
Two uPVC double glazed windows, loft access, and radiator.



BEDROOM THREE

6'3 x 8'5 (1.91m x 2.57m)
uPVC double glazed window and radiator.



BATHROOM

5'2 x 7'2 (1.57m x 2.18m)
uPVC double glazed window, bath with wall mounted shower fitment, WC with push flush, pedestal wash basin with mixer tap, radiator, part tiled walls, and tiled effect flooring.



EXTERIOR

The property boasts a well maintained garden to the front and side, complemented by a further enclosed private garden to

