



- Brand new detached 4 bedroom house
- Stunning open plan dining kitchen
- Large sliding doors leading onto garden
- Spacious living room
- Master bedroom with en-suite
- Off street parking for 3 cars
- Utility room with external door
- Ground level, underfloor heating
- Immaculate finish and modern practicality
- Quiet cul-de-sac location

Entering a private road and sweeping round to the right, you arrive at a generous block paved driveway to the front and side of the property. The house has a modern open porch and contemporary grey windows and doors. The driveway blends into a spacious wrap around garden, with outhouse and built in planting beds.

Entering the property through the front, you are greeted by a light open hallway, with whites, soft greys and wood. To the right there is a substantial living room, with lovely large windows creating a light space overlooking the front garden and driveway.

Then into the kitchen which is truly WOW! With oodles of storage, a large central island and stunning glass sliding doors that simply soak in light. This room has all the integrated appliances you could wish for, two ovens, a warming drawer, dishwasher, hob, hood, wine fridge as well as a hot tap for instant boiling water. A fabulous entertaining space and an ideal family hub.

The glass doors open onto the exterior of the property which has exactly what you need, south west facing, a large patio, nice sized lawn and storage with lighting. A feature which compliments the flow of the property.

Adjacent to the kitchen is a utility with external door out onto the side of the house, ideal for those muddy boots and tucking away household chores.

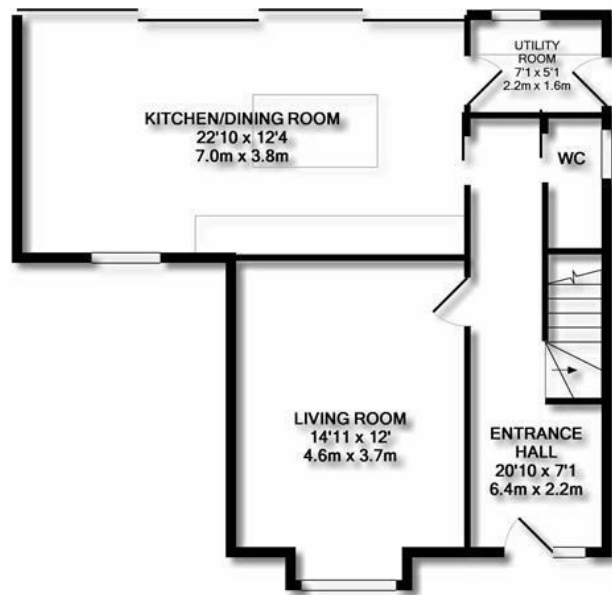
Also on the ground floor is a wc with sink as well as under stair nook for additional storage or small console table, Not forgetting the entire ground floor benefits from under floor heating with zone setting controls.

Upstairs to the first floor there are three bedrooms and a bathroom; two doubles and one single, each with neutral decor to suit any style.

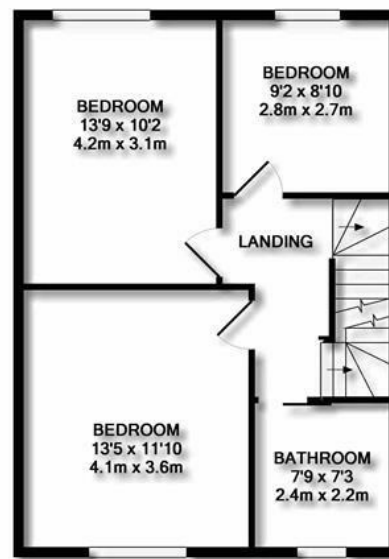
On the second floor Mum and Dad have their own master bedroom with en-suite. The oversized Velux windows are a superb feature in this sumptuous master suite, the light will simply flood in and the views aren't bad either. There is also a generous amount of storage space - perfect for those Christmas decorations and suitcases.

This lovely home has been tailored with a stylish contemporary finish, presenting as relaxed and welcoming. It's practicality blends flawlessly into the plan of the property whilst promoting a very sociable feel. This is must see home and is hard not to fall in love with its effortless appeal.

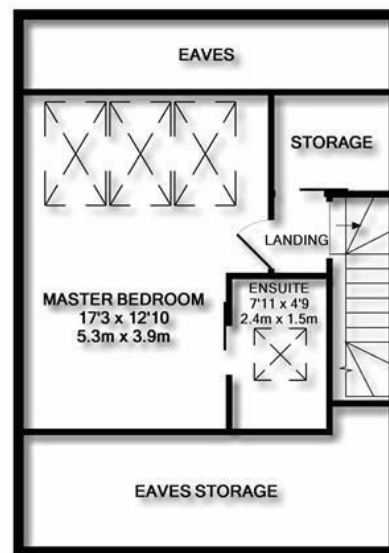




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) A		
(81-91) B		
(69-80) C		
(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	

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

