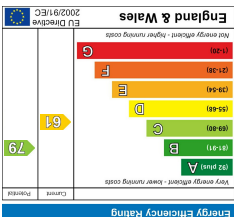
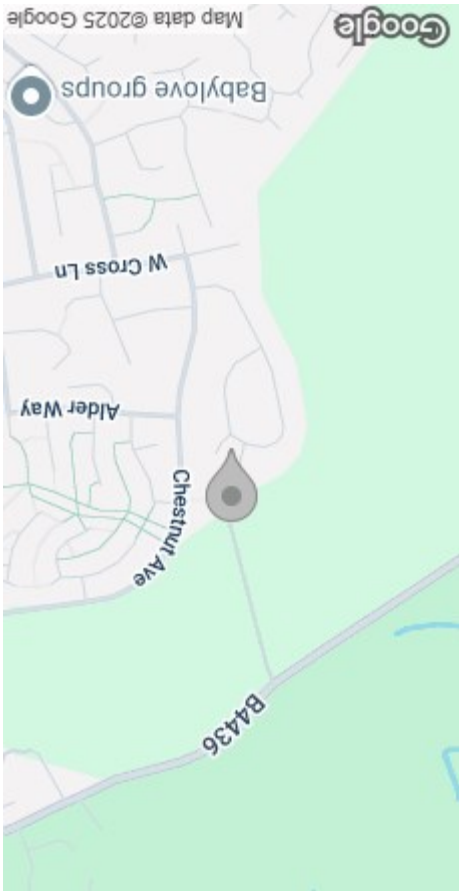


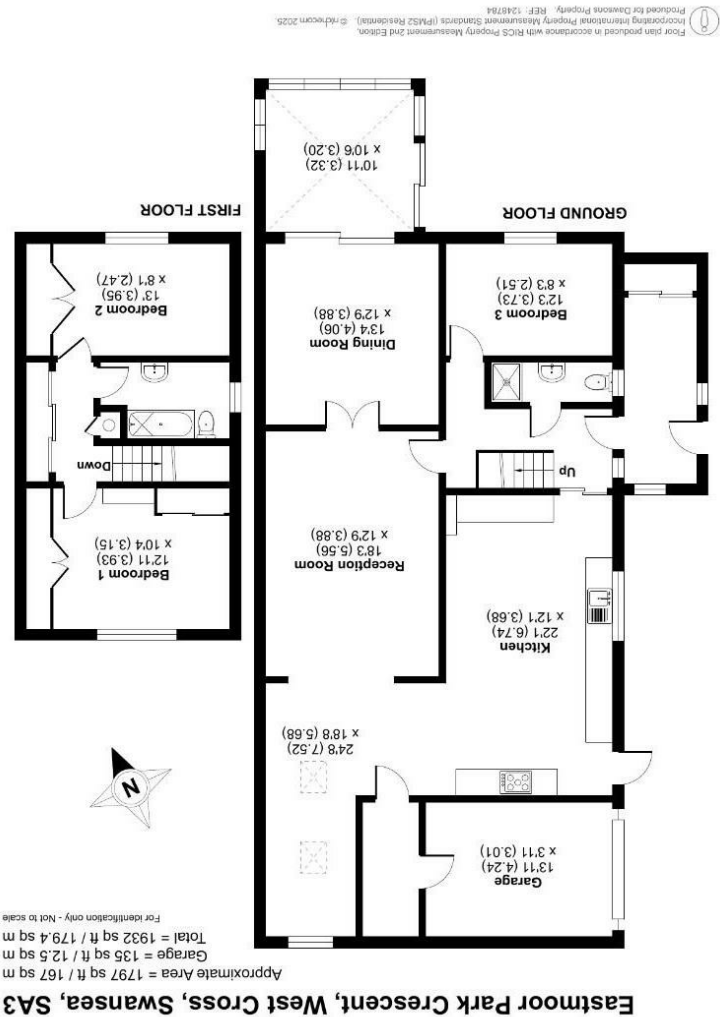
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EPC



AREA MAP



FLOOR PLAN





GENERAL INFORMATION

This well-presented home combines space, comfort, and an enviable location, making it a fantastic opportunity for a range of buyers. The tiled entrance room with built-in wardrobe, gives access to a central hallway, with doors to kitchen, living rooms, guest bedroom and shower. The heart of the home is the open-plan fitted kitchen and breakfast area, featuring a central island, built-in oven and hob and generous space for storage and food preparation. The kitchen flows into a study area and the main lounge, creating a bright and airy space for both relaxation and entertaining.

The ground floor also offers a dining room with doors opening into a charming conservatory, with delightful garden views. A useful storage area connects the kitchen to the garage, which has a laundry area.

On the first floor, the landing has built-in eaves storage and an airing cupboard. Two well-proportioned bedrooms provide ample wardrobe space, and there is a family bathroom with fitted vanity and wall cupboard.

Externally, the property has driveway parking for two vehicles, a garage, and fully enclosed level gardens. The outdoor space is beautifully maintained, with a lawn, mature shrubbery borders, and two patio seating areas perfect for alfresco dining and relaxation.

FULL DESCRIPTION

Entrance Porch  
12'9" x 6'6" (3.9m x 2m)

Hallway

Shower Room

Bedroom 3  
12'3 x 8'3 (3.73m x 2.51m)

Kitchen  
22'1 x 12'1 (6.73m x 3.68m)

Study Area  
24'8 x 18'8 (7.52m x 5.69m)

Reception Room  
18'3 x 12'9 (5.56m x 3.89m)

Dining Room  
13'4 x 12'9 (4.06m x 3.89m)



Conservatory  
10'11 x 10'6 (3.33m x 3.20m)

Stairs To First Floor

Landing

Bedroom 1  
12'11 x 10'4 (3.94m x 3.15m)

Bedroom 2  
13' x 8'1 (3.96m x 2.46m)

Bathroom

Garage  
13'11 x 3'11 (4.24m x 1.19m)

Tenure  
Freehold

Services  
Mains gas, electric water and drainage. There is a water meter. The current sellers broadband is currently with Virgin. Please refer to the Ofcom checker for further coverage information. Current owners are not aware of any issues or restrictions for mobile phone coverage. Please refer to Ofcom checker for further information.

Council Tax Band  
F

