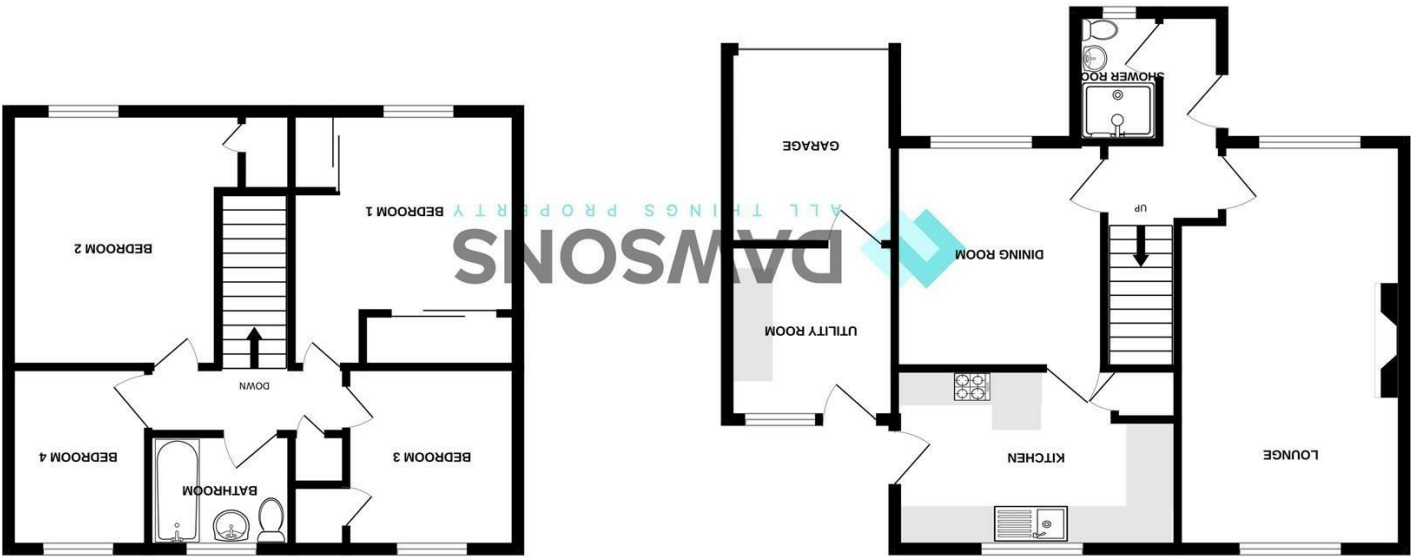
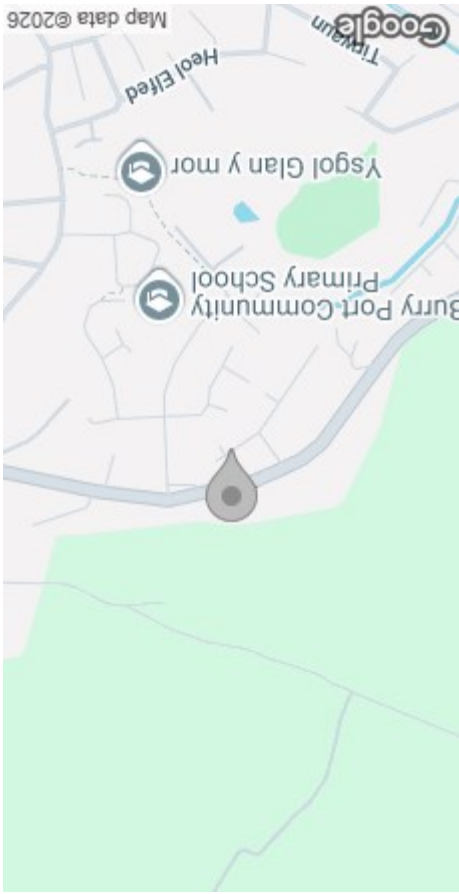


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

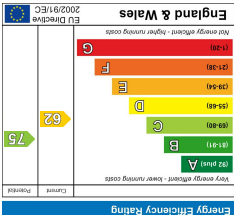
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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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FLOOR PLAN



AREA MAP



EPC



GENERAL INFORMATION

Welcome to this warm and inviting family home, perfectly designed for comfortable everyday living and effortless entertaining. Situated within a well-established development of similar homes, this property offers a strong sense of community and a settled neighbourhood feel.

From the moment you step inside, you are greeted by a welcoming atmosphere that instantly feels like home. The generously sized lounge offers a wonderful space. A separate dining room provides the perfect setting for family meals, creating a natural heart to the home.

The kitchen is thoughtfully laid out with the back door leading into the garden.

Upstairs, the property continues to impress with four well-proportioned bedrooms, offering flexible accommodation for growing families, guest rooms, or even a home office. A family bathroom serves the first floor, designed to meet the needs of modern living.

Additional features on the ground floor include a convenient shower room. The property also benefits from a driveway and garage. The garage has been cleverly divided to create a useful utility area and additional storage space, but can easily be reinstated to its original full garage layout if desired.

To the rear, you'll find a private garden.

Location is truly key. The property is ideally positioned to enjoy the

FULL DESCRIPTION

Entrance

Hallway

Shower Room
3'11" x 6'1" (1.2m x 1.86m)

Lounge
10'7" x 19'1" (3.25m x 5.83m)

Dining Room
9'10" x 10'7" (3m x 3.25m)

Kitchen
13'3" x 8'5" (4.06m x 2.59m)

First Floor

Landing

Bedroom One
10'7" x 12'0" (3.25m x 3.67m)



Bedroom Two
10'11" x 12'0" (3.34m x 3.67m)

Bedroom Three
8'0" x 8'6" (2.46m x 2.61m)

Bedroom Four
6'6" x 8'6" (2m x 2.61m)

Family Bathroom
6'8" x 5'4" (2.05m x 1.65m)

Utility Room (split garage)
7'10" x 8'2" (2.41m x 2.51m)
The garage has been split into two utility to rear and storage to front, this could be changed back to a full garage.

Garage/Store
7'10" x 9'2" (2.41m x 2.8m)

Parking
Driveway parking for 2 vehicles

Council Tax band = D

EPC = D

Tenure
Freehold

Services
Heating System - Gas
Mains gas, electricity, sewerage and water.
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability

