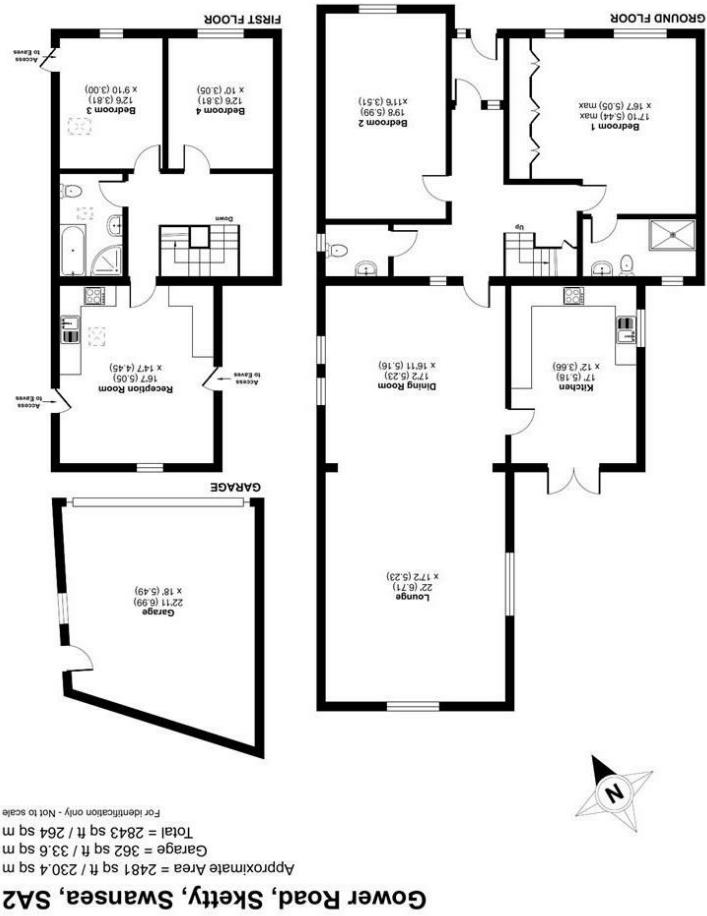
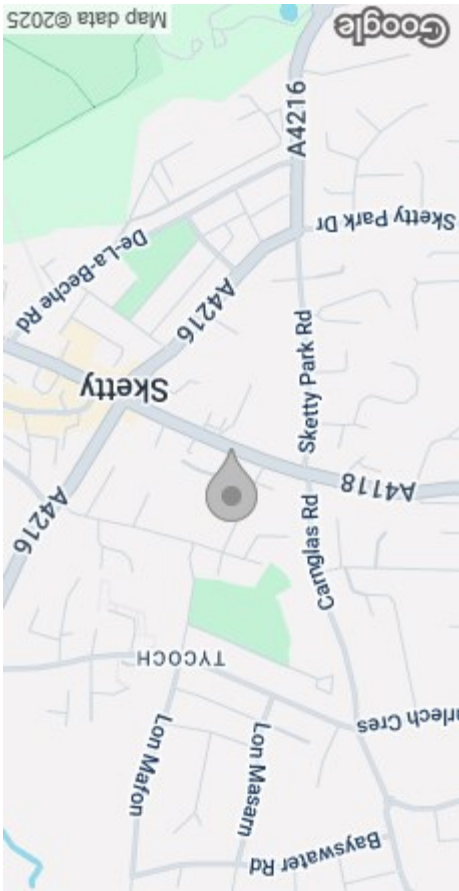


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

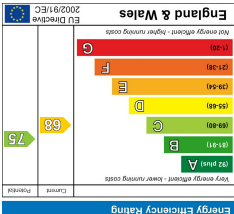
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. (RPM2 Measurement) © dawsons 2024. Produced for Dawson's Property. REF: 1223018



FLOOR PLAN



EPC





GENERAL INFORMATION

This unique detached house on Gower Road offers a perfect blend of comfort and modern living. Built between 1990 and 1999, the property boasts a spacious entrance hallway that welcomes you into a home filled with light and warmth.

The ground floor features a well-appointed cloakroom and a generously sized bedroom one, complete with an en suite shower room for added convenience. The open-plan lounge and dining room create an inviting space for family gatherings and entertaining guests, while the kitchen and breakfast room provide a practical area for daily meals and culinary pursuits.

As you ascend to the first floor, you will find two additional bedrooms, ideal for family members or guests, along with a family bathroom that serves the upper level. A charming reception room on this floor offers a versatile space that can be tailored to your needs, whether as a study, playroom, or additional lounge area.

Externally, the property is equally impressive. A double garage provides ample storage and parking options, while the paved driveway enhances the property. The enclosed rear garden is a delightful retreat, featuring a patio seating area perfect for al fresco dining or simply enjoying the tranquil surroundings.

This exceptional home is perfect for families seeking a spacious and well-designed living environment in a sought-after location. This property is sure to impress. Don't miss the opportunity to make this house your home.

FULL DESCRIPTION

- ENTRANCE
- HALLWAY
- CLOAKROOM
- BEDROOM ONE
- EN SUITE
- BEDROOM TWO
- OPEN PLAN
- LOUNGE/ DINING ROOM
- KITCHEN/ BREAKFAST ROOM
- FIRST FLOOR
- LANDING
- BEDROOM THREE



- BEDROOM FOUR
- BATHROOM
- RECEPTION ROOM/BEDROOM 5
- EXTERNAL

FRONT- Paved driveway and double garage.

SIDE- Paved seating area and laid to lawn.

REAR- Enclosed laid to lawn garden with boarded mature shrubs and patio seating area.

**SERVICES**  
Mains electrics. Mains sewerage. Mains water. Mobile phone and Broadband can be found via Ofcom Checker.

EPC - D  
TENURE - FREEHOLD  
COUNCIL TAX - H

