





The Location

Let's Look Inside

To the front, the living room features a double-glazed bay window, inset TV mount on a media wall, and space for seating and storage. Oak internal doors add a contemporary touch and a high-quality finish. The living room opens into the dining room at the rear, with laminate flooring running through both spaces to create a continuous flow. The dining room has French doors opening to the garden, ideal for summer entertaining. A central hallway links these rooms to the extended kitchen at the rear. Installed in 2021, the kitchen is fitted with cabinetry on all sides and integrated appliances including a four-ring gas hob, oven, fridge-freezer, and space for a washing machine. The layout makes excellent use of the extension, offering both preparation space and storage.

Upstairs, there are two well-proportioned double bedrooms, one at the front and one at the rear, each with space for a bed and freestanding wardrobes. The larger rear bedroom has a double glazed window on the rear aspect taking in green views of the garden and field behind the house, a great view to wake up to each day. A single bedroom at the front is suitable for a nursery, office, or guest space, depending on your needs. The bathroom, fitted in 2018, includes a waterfall shower, low-flush toilet, and sink with storage beneath. It's finished with LVT flooring, an aqua-boarded ceiling for easy upkeep, and a frosted rear-facing window for natural light. An unboarded attic sits above the property, ideal for long term storage and bulkier items to keep the clean, minimal feel of this modern home.

Step Outside

The rear garden features an artificial lawn for low-maintenance use, a block-paved seating patio accessed directly from the dining room. The garden is a safe and secure space for children and pets to enjoy, making this a great property for a young family. A detached garage sits off the driveway at the side of the house, with an up and over door, suitable for storage or as a home workshop. The property backs onto open playing fields, enhancing privacy and outlook.

To the front of the house is a block paved driveway offering off-road parking for multiple vehicles, with a low stone wall separating the house from the quiet residential street.

Additional Information

Freehold
Council Tax Band B

Room Sizes

Living Room

11'9" x 10'7" (3.60 x 3.24)

Dining Room

12'7" x 10'8" (3.86 x 3.26)

Kitchen

18'2" x 6'11" (5.56 x 2.12)

Bathroom

6'9" x 6'9" (2.07 x 2.07)

Bedroom 1

12'7" x 10'4" (3.86 x 3.15)

Bedroom 2

10'9" x 10'8" (3.30 x 3.27)

Bedroom 3

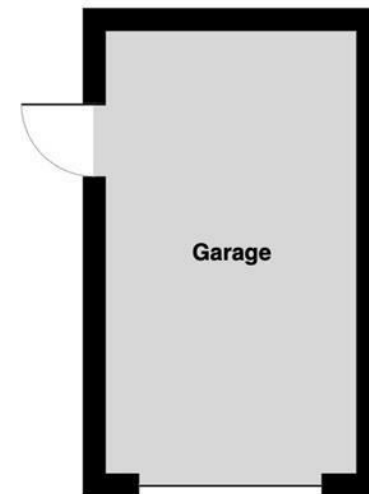
7'8" x 6'11" (2.36 x 2.12)

Garage

15'1" x 8'6" (4.60 x 2.61)







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		

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