





****VIEWING ADVISED****
 IMPRESSIVE DETACHED FAMILY
 HOME **** OVERLOOKING
 PLAYING FIELDS **** Beautifully
 presented property offering an
 entrance hall with guest
 cloakroom, lounge and a re-fitted
 dining kitchen with breakfast bar
 and door onto the garden. Three
 first floor bedrooms and a family
 bathroom. Landscaped garden,
 side drive with EV charger and a
 single garage. INTERNAL VIEWING
 IS HIGHLY RECOMMENDED



HALL

Entrance door into the hall with stairs to the first floor, radiator and doors to -

CLOAKROOM

Low flush wc, vanity sink unit with wash hand basin and storage cupboard, half tiled walls and a radiator.

LOUNGE

Upvc double glazed windows to the front and rear elevations and a radiator.

KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a breakfast bar. Sink and drainer unit, fitted electric double oven with gas hob, plumbing and space for both washing machine and dishwasher. Upvc double glazed window to the front and door onto the garden, radiator and a tiled floor.

FIRST FLOOR LANDING

Radiator and doors to -

BEDROOM 1

Upvc double glazed windows overlooking the playing fields, radiator and a storage cupboard.

BEDROOM 2

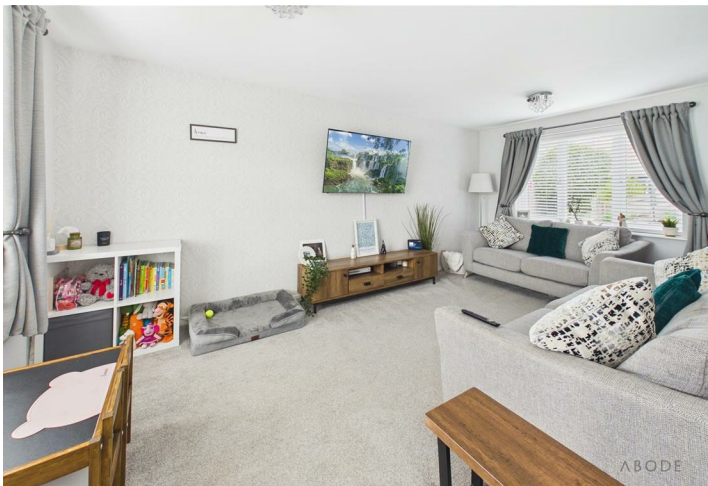
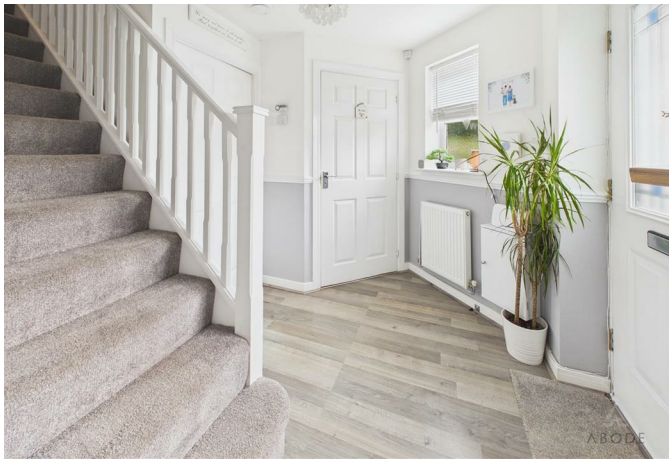
Upvc double glazed window overlooking the playing fields, and radiator.



BEDROOM 3

Upvc double glazed window to the rear and radiator.





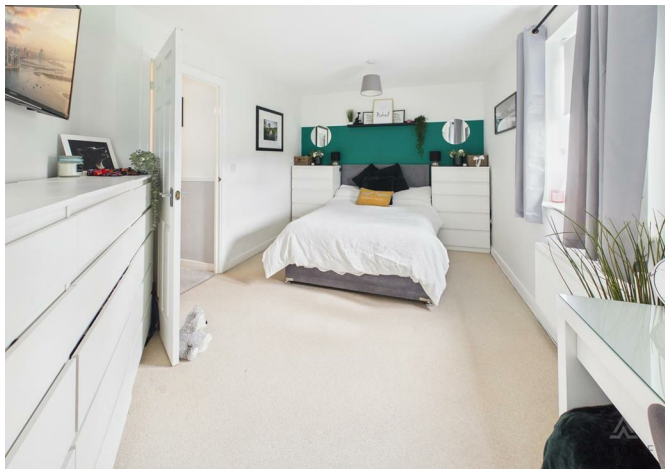


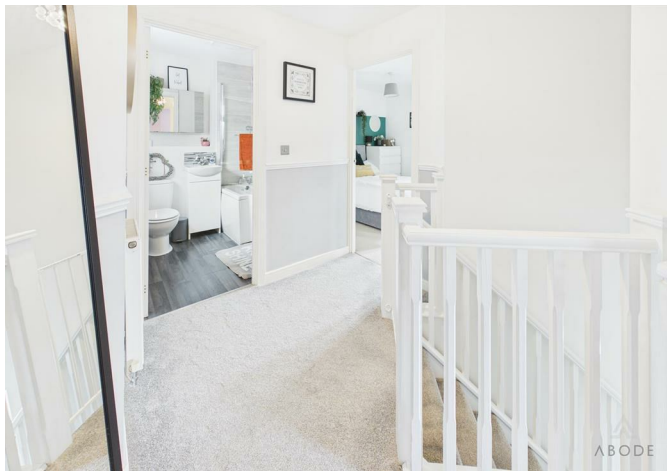
BATHROOM

Panel enclosed bath with a shower and a shower screen, vanity sink unit with wash hand basin and a storage cupboard under, low flush wc, chrome ladder style radiator and a upvc double glazed window.

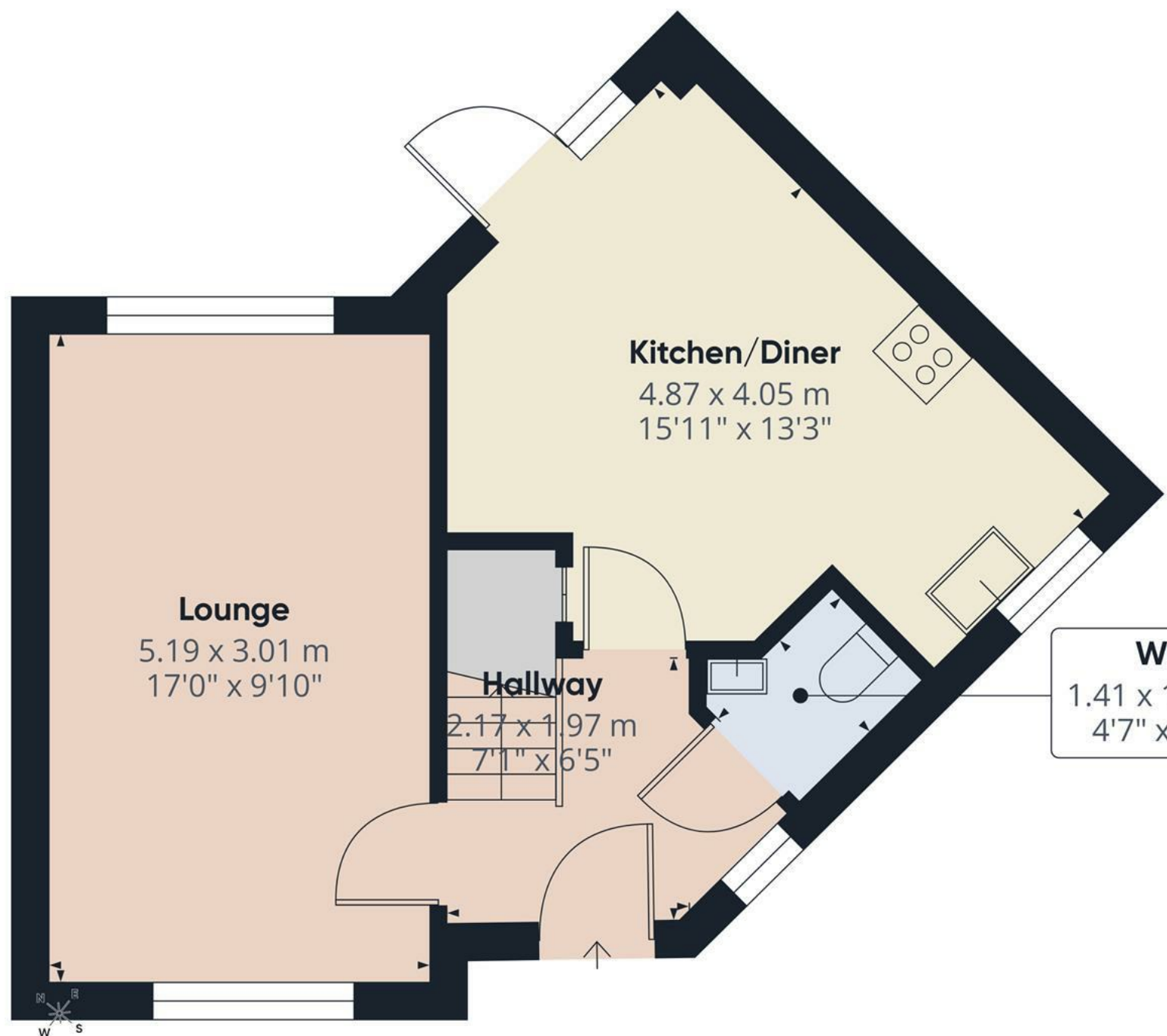
OUTSIDE

Front garden area, side drive with EV charging point and a single garage with up and over door and a personal door into the garden. The rear garden offering paved and decked seating areas, artificial lawn and a gate to the front.







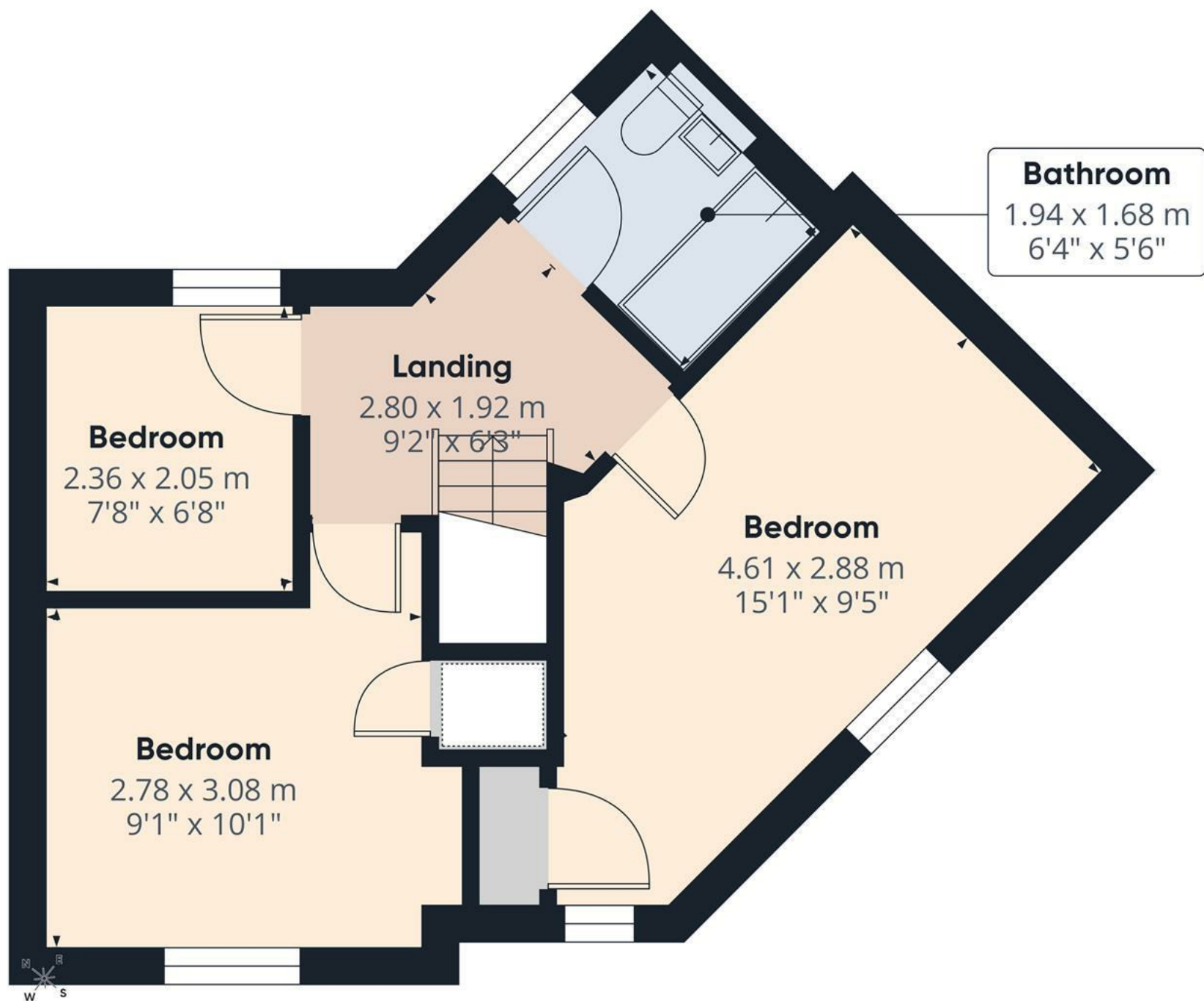


Floor 0

Approximate total area⁽¹⁾
38.9 m²
418 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Floor 1

Approximate total area⁽¹⁾
35.8 m²
386 ft²

(1) Excluding balconies and terraces

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