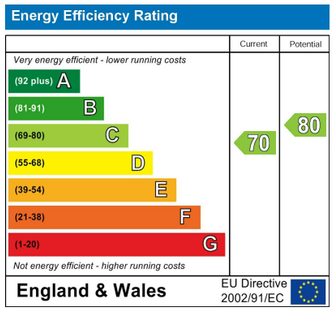
DIRECTIONS

SATNAV: PE30 4TB



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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LOUNGE	19'7" x 12'3" (5.97 x 3.73)
CLOAKROOM	
KITCHEN	22'7" x 9'5" (6.88 x 2.87)
SHOWER ROOM	5'7" x 4'10" (1.70 x 1.47)
SNUG	12'5" x 8'3" (3.78 x 2.51)
MASTER BEDROOM	19'6" x 12'5" (5.94 x 3.78)
ENSUITE	6'12" x 4' (2.13 x 1.22)
BEDROOM TWO	13'11" x 8'9" (4.24 x 2.67)
BEDROOM THREE	14'7" x 6'7" (4.45 x 2.01)
BEDROOM FOUR	13'10" x 7'5" (4.22 x 2.26)
BEDROOM FIVE	12'5" x 8'9" (3.78 x 2.67)
BEDROOM SIX	9'11" x 6'6" (3.02 x 1.98)
BEDROOM SEVEN/CONSERVATORY	
FAMILY BATHROOM	10'8" x 9'10" (3.25 x 3.00)
CONVERTED GARAGE/BEDROOM	
GARAGE/BEDROOM ENSUITE	
CONSERVATORY	
OUTBUILDING	

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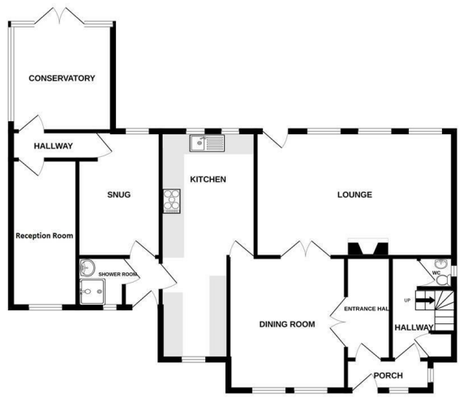
This impressive five-bedroom detached family home offers extensive and versatile accommodation, ideal for larger or multi-generational households. Well-presented throughout, the property provides a flexible layout designed to suit modern family living.

The accommodation begins with a welcoming entrance hall leading to a selection of generous reception spaces, including a formal dining room, a well-appointed kitchen, a spacious lounge, and an additional snug, offering ideal areas for both entertaining and everyday family use. A bright conservatory further enhances the living space, providing views over the garden and an excellent place to relax year-round.

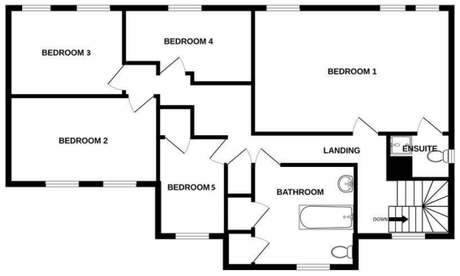
The property boasts five well-proportioned bedrooms, including a generous master bedroom with en-suite shower room, complemented by a modern family bathroom. The home also benefits from a converted garage, creating valuable additional accommodation that could be used as a home office, playroom, gym, or guest space.

Externally, the property features off-road parking and is situated within a popular residential area, conveniently located for local amenities, schools, and transport links. Offering space, flexibility, and excellent family appeal, this substantial home represents a rare opportunity in the area.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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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