





A beautifully presented **FOUR BEDROOM** detached family home with a **LENGTHY WELL TENDED GARDEN**. Located in a **SOUGHT AFTER LOCATION** of **PARK STREET**, within walking distance of **LOVELY GREEN SPACES**, fantastic local amenities including **LOCAL CAFES, PUBS,** and **SHOPS** and within close proximity of good **LOCAL SCHOOLING**.

Guide Price: £1,200,000

This detached residence offers quality from top to toe with an amazing kitchen/dining family room with part vaulted ceiling and two sets of bi-fold doors leading out onto a secluded and landscaped garden. There is a spacious lounge along with study, cloakroom and utility. On the first floor there are four generous bedrooms with an attractive en-suite to the main bedroom, added shower to the second bedroom and a spacious four piece family bathroom. Outside the property enjoys a secluded and good size garden with substantial patio terrace, ideal for entertaining and the large frontage provides parking for several vehicles and an attached double garage. An excellent family home offering generous living space and finished to a beautiful standard.

EPC Rating: D 63
Council Tax Band: G





Entrance Hall

Living Room 7.66m x 3.48m (25'2" x 11'5").

Kitchen/Dining 6.92m x 5.47m (22'8" x 17'11").

Utility Room

Cloakroom

Snug 2.60m x 2.51m (8'6" x 8'3").

Bedroom 1 4.24m x 3.18m (13'11" x 10'5").

Ensuite Shower Room

Bedroom 2 4.21m x 3.48m (13'10" x 11'5").

Bedroom 3 3.32m x 2.47m (10'11" x 8'1").

Bedroom 4 2.24m x 2.21m (7'4" x 7'3").

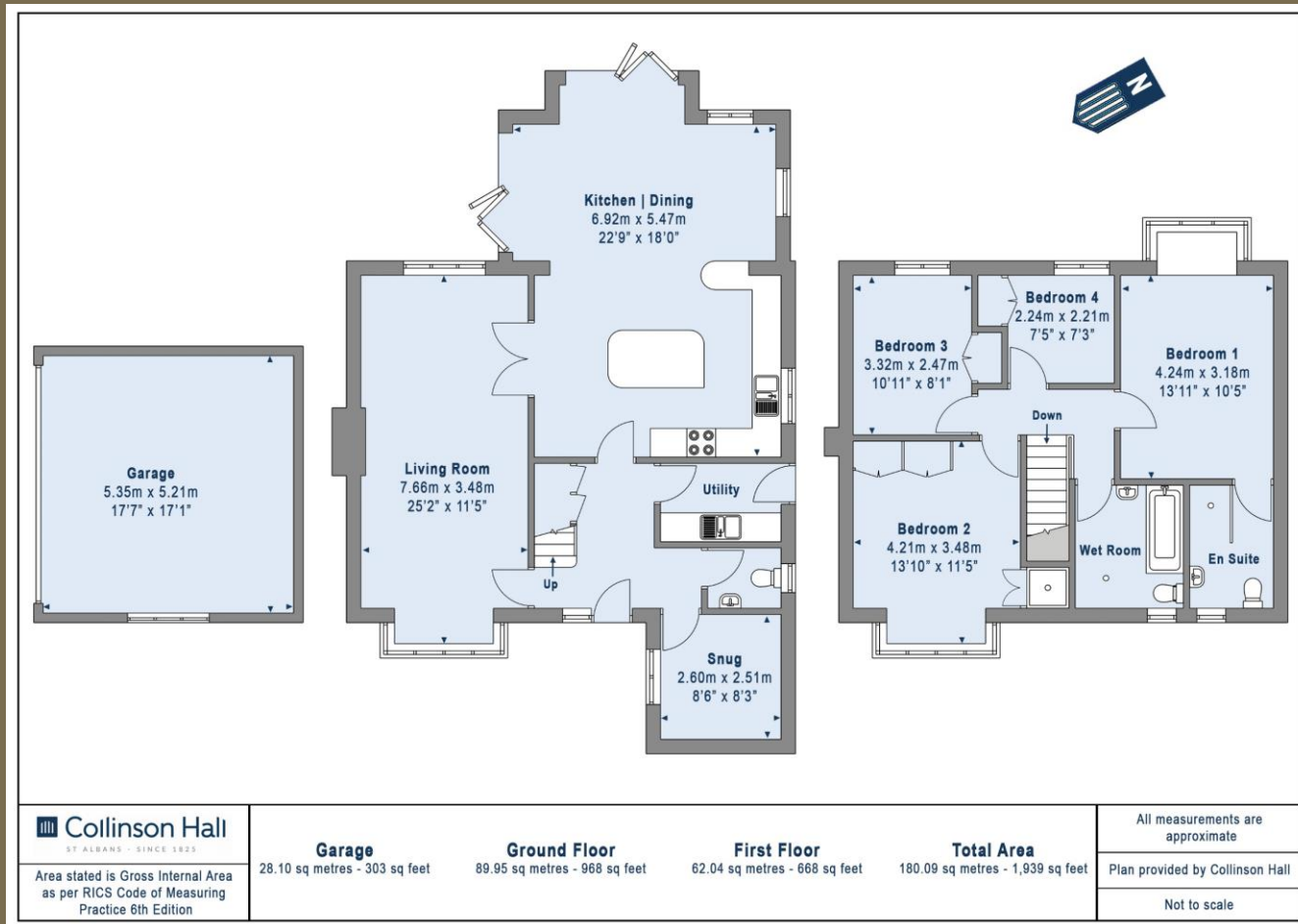
Wet Room

Garden

Garage 5.35m x 5.21m (17'7" x 17'1").







PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.