









Situated on this **PRIVATE ROAD** and within a **SHORT DISTANCE** of the **CITY CENTRE** is this wonderful **DETACHED HOME** that has been kept to the highest of standards.

**Offers In The Region: £1,100,000**

The home has been designed to offer spacious living and entertaining space. The ground floor is arranged to offer three separate reception rooms with a lovely lounge overlooking the home's private rear garden. You also find a bespoke kitchen with ample storage and fittings, leading to a utility room with side access; there is also access to the home's guest cloakroom.

You find four ample bedrooms on the first floor with an en suite to the main room and a family bathroom with a fitted modern suite.

Externally, there is a private enclosed garden. To the front, a further garden area with access to a detached garage with automated doors, a range of storage, and separate lighting, including an electric vehicle charging point.



Collinson  
Hall









Entrance Hall

Living Room 5.80m x 3.65m (19' x 12').

Kitchen 3.86m x 3.65m (12'8" x 12').

Dining Room 3.71m x 3.07m (12'2" x 10'1").

Snug 2.42m x 2.03m (7'11" x 6'8").

Utility Room

Cloakroom

Bedroom 1 3.86m x 3.66m (12'8" x 12').

Ensuite Shower Room

Bedroom 2 3.68m x 2.66m (12'1" x 8'9").

Bedroom 3 3.71m x 2.45m (12'2" x 8').

Bedroom 4 2.99m x 2.57m (9'10" x 8'5").

Bathroom

Garden

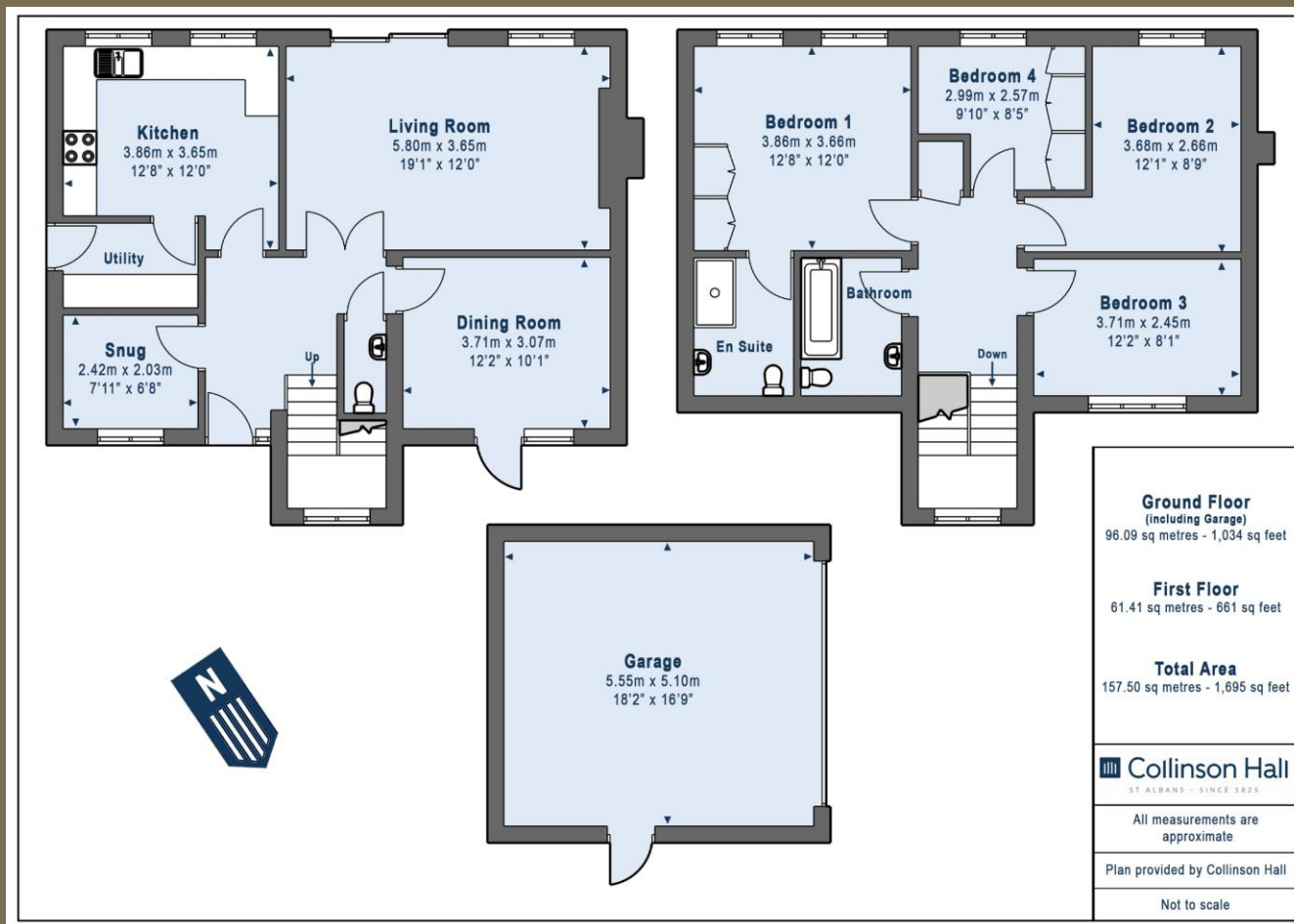
Garage 5.55m x 5.10m (18'3" x 16'9")











#### 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.



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