

This charming four bedroom home blends traditional cottage styling with all the benefits of modern living. Built to reflect the character of the local area, it features a beautifully designed kitchen/dining space that opens out onto the garden through elegant bi-fold doors — perfect for entertaining or relaxed family meals. There's also a spacious living room at the front of the house, ideal for quieter evenings or movie nights.

Upstairs, you'll find four well proportioned bedrooms all of which come complete with built in wardrobes. Three of the bedrooms being doubles and offering an en-suite. A contemporary family bathroom serves the rest of the floor, and there's a convenient cloakroom downstairs. With a private driveway offering space for two vehicles, and a carefully considered layout throughout, this home is perfectly suited for modern family life with all the charm of a countryside retreat.







FLOORPLAN LAYOUT



A STYLISH SPECIFICATION

The exceptional design and craftsmanship is evident throughout the house down to the finest detail reflecting Shanly Homes' commitment to create elegant, refined homes.

4.23m x 4.05m

2.58m x 2.28m

6.10m x 3.06m

Kitchen

Lounge

Study

Garage

- Expertly designed layout
- Shaker style doors
- Quartz white shimmer work surface, upstand and splashback behind hob
- LED ceiling downlights

All appliances are Siemens and integrated which include:

- Double oven with fast pre-heat
- 5-zone induction hob
- 3-speed box cooker hood
- American fridge-freezer
- 9kg washing machine
- 9kg tumble dryer
- 14-place setting dishwasher

Bathroom

13'11" x 13'3"

8'6" x 7'6"

20'2" x 10'0"

 Luxury Minoli Italian porcelain tiles to floors and walls

Bedroom 2

Bedroom 3

Bedroom 4

Total internal area

- Ideal Standard white porcelain sanitaryware with soft-closing toilet seats, complemented by chrome brassware
- Thermostatically controlled rain showerhead with separate hand spray
- Shower enclosure with low profile shower tray and sliding frameless door
- Chrome towel rail
- Ceiling downlights

Interior

- Baxi air source heat pump
- Underfloor heating to ground floor
- BT high speed fibre to the premises (BT account required)
- Wiring providing connectivity for audio visual devices in the lounge wired for Sky Q and terrestrial TV
- Log burner with HETAS certificate
- Woodburner from Charlton and Jenrick

 Karndean LVT on ground floor with carpets to first floor and stairs.

11'7" x 8'0"

13'3" x 9'1"

9'8" x 8'0"

1995 sq ft

3.53m x 2.43m

4.05m x 2.78m

2.94m x 2.43m

185 sq m

- Rehau UPVC windows with security locks and polished chrome handles
- Bi-fold doors leading onto the rear garden

Tiled floors to bathrooms

Exterior

- Electric car charging point
- High-grade IG Doors front and rear composite 'Secured by Design' with chrome furniture
- Indian Grey Sandstone paving slabs to patios and paths and turf to rear garden
- Useful external tap and outdoor socket for easy garden maintenance





