





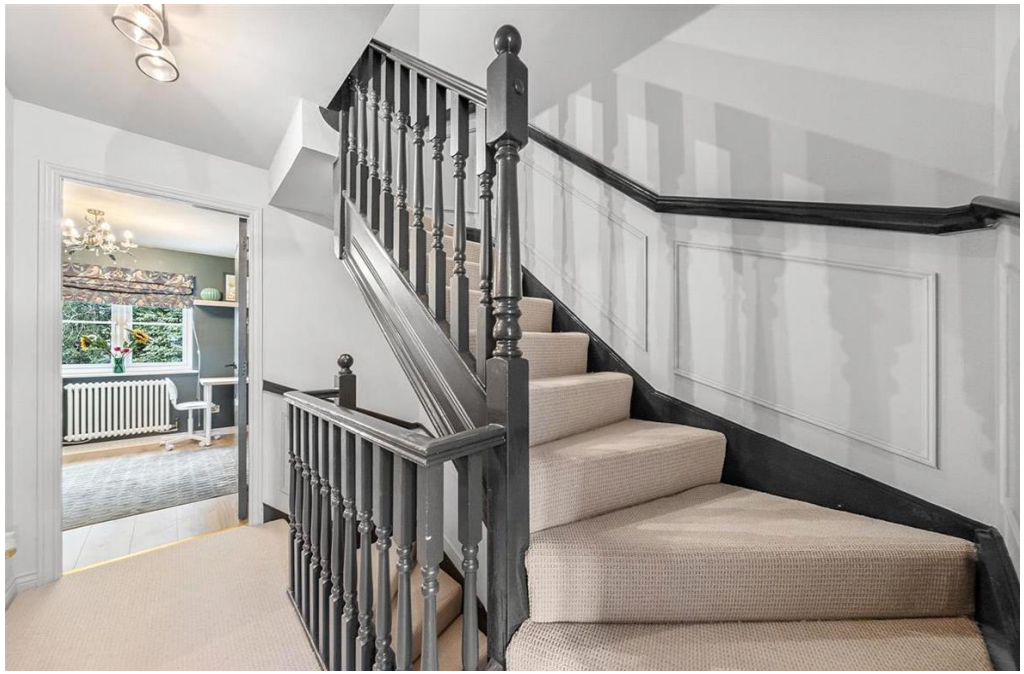


*****CLOSING DATE SET - 24/8/26 AT 12 NOON***Exceptional 3-bedroom family home featuring a bespoke Wren kitchen extension, luxury Lusso Stone fittings, Hendel & Hendel solid brassware, real wood flooring, a brand-new high-efficiency boiler, and a stunning top-floor principal suite with en-suite.**

SOLD

Offers Over £265,000





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Accommodation

Entrance Hall – 2.12m x 3.72m

A welcoming entrance hallway finished with quality décor and real wood flooring, which flows seamlessly across the ground floor. The hallway provides access to the main living space, utility room, ground-floor WC, and staircase to the upper levels.

WC – 0.98m x 1.87m

A stylish ground-floor WC fitted with a traditional white suite, tasteful décor, and quality fixtures - ideal for everyday family life and guests.

Bespoke Wren Utility Room – 1.66m x 3.73m

A practical utility room custom-designed to match the main kitchen specification. Provides excellent additional storage, worktop space, and room for laundry appliances, keeping the main kitchen streamlined and clutter-free.

Lounge & Dining Area – 4.39m x 3.21m / 3.30m x 2.16m

A beautifully presented open-plan reception space offering generous proportions for relaxing and entertaining. The elegant lounge flows into the dining area, creating a bright, social layout filled with natural light. Contemporary wall panelling, premium finishes, and real wood flooring combine to create a warm, inviting atmosphere suited to modern family living.

Bespoke Wren Kitchen Extension – 3.05m x 3.28m

Without question the standout feature of this stunning home. Created as a bespoke Wren kitchen extension, this exceptional room offers an outstanding social and entertaining space. Thoughtfully designed with premium cabinetry adorned with statement Hendel & Hendel solid brass hardware, integrated appliances, quartz worktops, and a large central island incorporating breakfast seating and wine storage.

Adding to the luxury specification are Lusso Stone fixtures, including an instant hot water tap and matching designer sink. A striking architectural roof skylight floods the space with natural light, while large sliding glass doors open directly onto the rear decking to create a seamless connection for indoor-outdoor living. The private rear garden also features direct back access - offering ultimate convenience for garden maintenance, bikes, and outdoor storage.

First Floor

Landing – 2.14m x 2.99m

A bright central landing providing access to two generous double bedrooms, the family





bathroom, and the staircase leading to the principal suite.

Bedroom Two – 4.09m x 3.29m

A spacious double bedroom overlooking the front of the property, comfortably accommodating a double bed with ample space remaining for freestanding furniture. Beautifully presented in neutral tones.

Bedroom Three – 4.08m x 3.66m

Currently utilised as a stylish home office, this generous room easily accommodates a double bed and offers fantastic flexibility as a child's bedroom, guest room, or secondary reception space.

Family Bathroom – 1.85m x 2.04m

Finished to a boutique standard, the luxurious family bathroom features a contemporary bath with overhead shower, vanity wash basin, and a premium Lusso Stone WC, complemented by elegant tiling and high-quality brass-effect fittings.

Second Floor

Upper Landing – 1.01m x 0.91m

Providing private access to the top-floor principal suite.

Dressing Hall – 1.42m x 3.11m

An attractive dedicated dressing area featuring extensive fitted wardrobes for optimal storage.

Principal Bedroom – 4.09m x 4.73m

Occupying the entire top floor, the principal suite is a true sanctuary. Offering generous proportions with ample space to comfortably accommodate a super king-size bed, bespoke fitted wardrobes, stylish feature panelling, and a peaceful finish, this impressive room creates a private retreat away from the rest of the home.

En-Suite – 1.99m x 2.10m

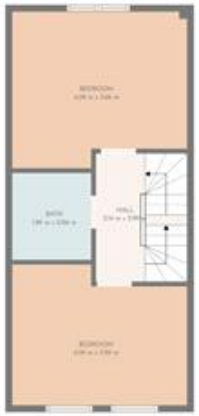
A contemporary en-suite shower room featuring a modern shower enclosure, vanity unit, WC, and quality tiling to complement the principal suite.

Additional Information

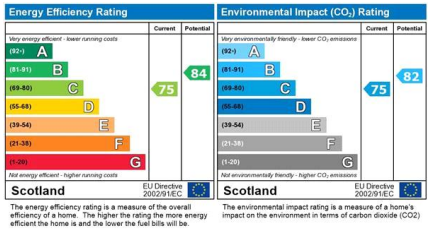
• Boiler & Heating: Benefits from a brand-new Worcester Bosch gas boiler (professionally installed in November 2025), offering high energy efficiency, reliability, and complete peace of mind.

• Turnkey Condition: Every improvement across the home has been executed to an exceptional specification, offering a property that is genuinely ready to move straight into.









Viewing by appointment only
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