



27 Linseed Way, Yapton

£425,000 Freehold

Modern Detached 4 Bedroom Family Home • Open Plan Kitchen/Dining Room • Integrated Appliances • Bi Fold Doors from Kitchen to Rear Garde • Spacious Rear Garden • Garage with EV Charging Point • Further Parking for Several Cars • 2 Bathrooms (One En Suite)



**White &
Brooks**

ESTATE AGENTS



Situated in the popular village of Yapton, this modern four-bedroom detached home offers well-proportioned accommodation, a practical layout, and a particularly impressive open-plan kitchen/dining space across the rear of the property. The property is approached via a driveway providing off-road parking and a detached garage, with the added benefit of an electric vehicle charging point. A front garden and entrance porch lead into a welcoming hallway, giving access to the main ground floor accommodation.

There are two reception rooms, including a separate living room to the front of the property featuring a large window and good levels of natural light, and a study that is currently being used as a bedroom. To the rear, the property benefits from a full-width kitchen/dining room, forming the focal point of the home. This space is fitted with a range of modern units, integrated appliances, and a breakfast bar, and offers ample room for dining and family use. Bi-fold doors open directly onto the rear garden, creating a strong connection between indoor and outdoor living.

The rear garden is mainly laid to lawn with a patio area, providing a practical and private outdoor space suitable for both everyday use and entertaining. Upstairs, there are four well-proportioned bedrooms, with the principal bedroom benefiting from built-in storage. The accommodation is served by two bathrooms, including an en-suite and a family bathroom fitted with both bath and separate shower facilities.

Additional features include modern flooring, contemporary fittings, and a layout designed with family living in mind. The property also benefits from garage storage and driveway parking. Overall, this is a well-presented modern home in a sought-after village location, with a particularly attractive open-plan kitchen/dining area opening onto the garden. Early viewing is recommended.

Agents Note: Upon acceptance of an offer, White & Brooks will complete an online identity check provided by Veriphy. The cost of this check to the successful purchaser is £79 including VAT per purchase which will be payable in advance to White & Brooks Ltd. This charge verifies your identity in line with our obligations as requested by HMRC and documents to prove your identity and address will be required.