



- ▲ Four-bedroom detached family home
- ▲ Prime position on a small Fairfield cul-de-sac
- ▲ Large corner plot with exceptional off-road parking for multiple vehicles
- ▲ Detached double garage
- ▲ Impressive 21ft living room & separate dining room opening onto the garden

- ▲ Modern kitchen/breakfast room with breakfast bar
- ▲ Extended utility room with garden access
- ▲ Potential to build above the utility extension, subject to consents
- ▲ Potential future en-suite or Jack-

£350,000

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Tucked away on a small cul-de-sac in Fairfield, this substantial four-bedroom home offers the sort of space that makes everyday family life easier – a large corner plot, generous parking, a double garage and an extended layout that still offers exciting potential to grow with you.

This is a home where there's room for everyone. The 21ft living room stretches from front to rear, creating a comfortable place to relax together, while the separate dining room opens directly onto the garden – perfect for family dinners that turn into summer evenings outside.

At the heart of the house is a modern kitchen/breakfast room, complete with breakfast bar, integrated dishwasher and fridge and range-style cooker. Alongside it, the property has already been extended to create a particularly useful 9'5" utility room, providing additional fitted units, laundry space and direct garden access.

And it's that extension that could make this home particularly interesting for a buyer thinking longer term. Subject to the necessary planning and Building Regulations approvals, there may be potential to build above the existing utility extension, perhaps creating an en-suite to one of the



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bedrooms or even a Jack-and-Jill arrangement – adding another dimension to an already generous family home.

Upstairs, there are four genuine double bedrooms alongside the family bathroom. With bedrooms positioned to both the front and rear, there's flexibility for children, teenagers, guests and working from home.

But it's outside where this home really starts to separate itself.

Occupying a large corner plot, there's a substantial garden with both lawn and patio areas – plenty of room for children to play, summer entertaining, a greenhouse, outdoor furniture and simply enjoying having some breathing space around you. The photographs on page 8 show just how generous and usable the garden feels.

Then there's the parking. Lots of it. A sizeable block-paved area provides the kind of off-road space that makes life with several cars considerably easier, complemented by the detached double garage – ideal for cars, bikes, tools, hobbies, storage or a serious workshop. The extent of the parking and garage area can be seen particularly well on page 9.

This isn't simply about buying four bedrooms. It's about buying the space and flexibility to accommodate family life now, while retaining options for the future.

GROUND FLOOR

ENTRANCE HALL - Double-glazed entrance door with side light, leading into the entrance hall. Twin radiator, large cupboard beneath the stairs and staircase rising to the first floor.

GROUND-FLOOR CLOAKROOM/WC - Chrome heated towel rail, vanity unit with cabinet beneath and low-level WC with concealed cistern. Feature-tiled lower walls and floor, and a double-glazed window to the front aspect.

LIVING ROOM - 3.45 (11'4")m × 6.45 (21'2")m into bay

Double-glazed bay window to the front aspect and double-glazed window to the rear aspect. Two twin radiators and a modern feature fireplace with electric fire.

DINING ROOM - 3.78m × 2.54m (12'5" × 8'4")

Double-glazed sliding patio doors leading to the rear garden, single radiator and dado rail.

KITCHEN BREAKFAST ROOM - 2.92m × 3.1m (9'7" × 10'2")

Double-glazed window to the front aspect, single radiator, tiled floor and tiled splashbacks. Superb modern high-gloss kitchen with complementary granite-effect worktops, including a breakfast bar. One-and-a-half-bowl stainless-steel sink and drainer unit with mixer tap, integrated dishwasher and integrated fridge. Spotlights to the ceiling and range-style cooker, with splashback and overhead extractor hood is included.

UTILITY ROOM - 2.03m × 2.87m (6'8" × 9'5")

Double-glazed windows to the front and side aspects, and a double-glazed door leading to the rear garden. Continuation of the high-gloss fitted kitchen units with complementary granite-effect worktops. Stainless-steel sink and drainer unit with mixer tap, plumbing for a washing machine, space for a tumble dryer and space for a freezer. Tiled floor and tiled splashbacks.

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FIRST FLOOR

LANDING - Double-glazed window to the rear aspect, loft access and airing cupboard.

PRINCIPAL BEDROOM - 3.7 (12'2")m × 2.84 (9'4")m (to front of the wardrobes)

Double-glazed window to the front aspect and single radiator.

BEDROOM TWO - 3.5 (11'6")m × 2.8 (9'2")m (to rear of the wardrobes)

Double-glazed window to the rear aspect and single radiator.

BEDROOM THREE - 3.48m × 2.77m (11'5" × 9'1")

Double-glazed window to the front aspect and single radiator.

BEDROOM FOUR - 3.84 (12'7")m × 1.98 (6'6")m (to rear of the wardrobes)

Double-glazed window to the rear aspect and single radiator.

FAMILY BATHROOM - Double-glazed window to the front aspect.

Side-panelled bath, pedestal wash-hand basin, low-level WC and single radiator.

Tiled walls and tiled floor.

Council Tax Band:

Tenure: Freehold

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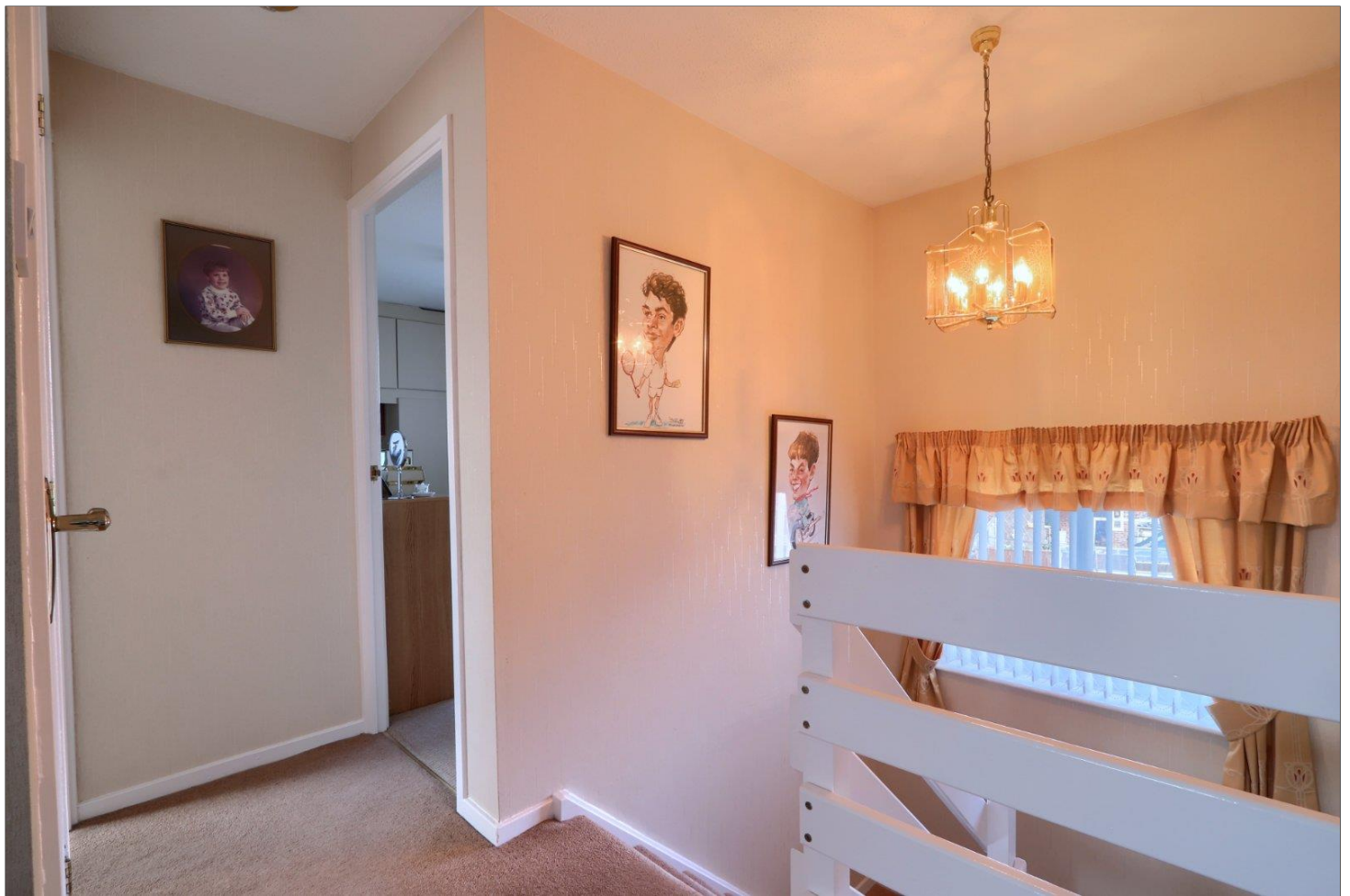
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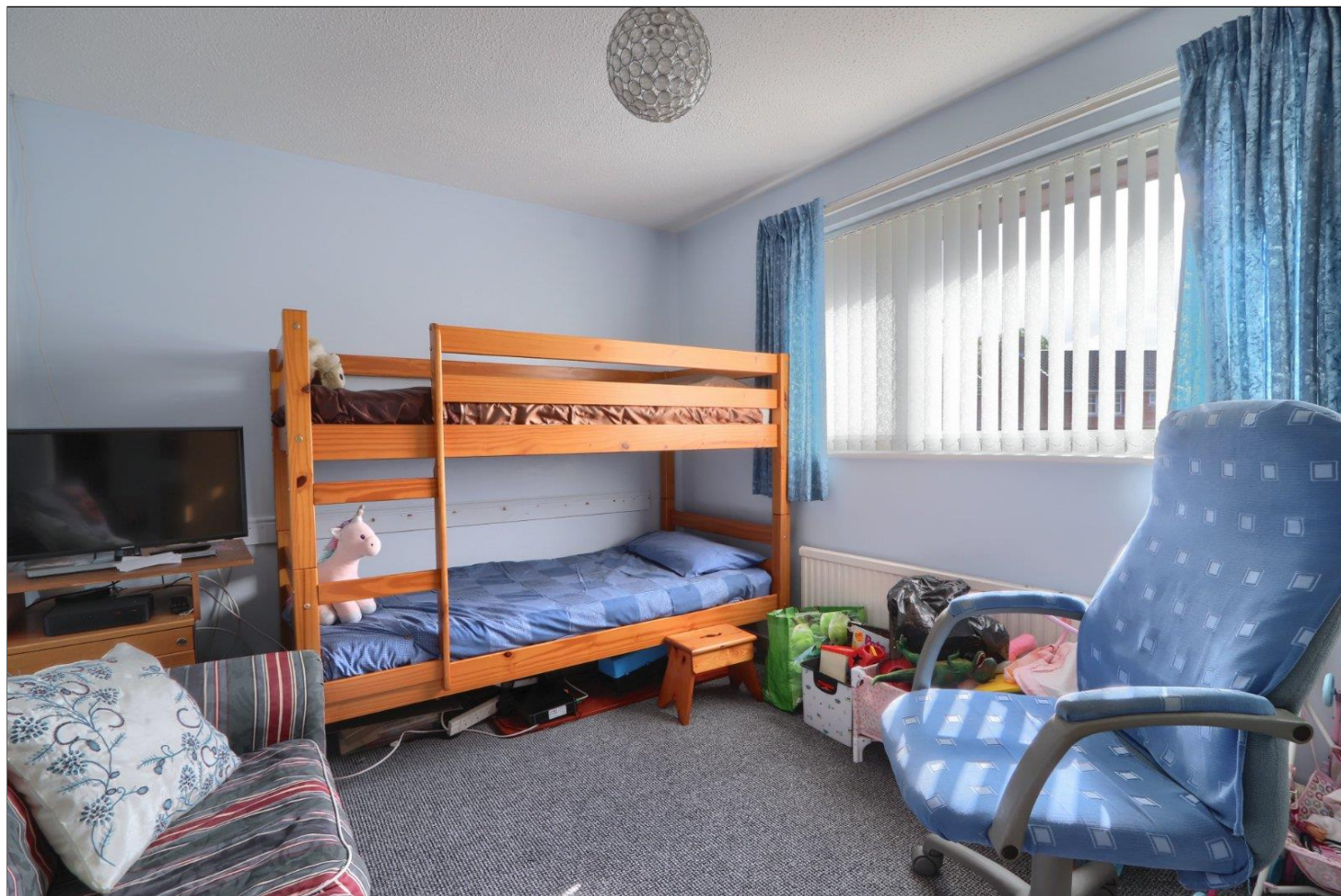


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