



- \* 5 Bedroom Detached
- \* Detached Garage
- \* Landscaped Gardens
- \* Home Gymnasium
- \* Well Presented Throughout
- \* Excellent Transport Link





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92-100) <b>A</b>                                               |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England, Scotland &amp; Wales</b>                            | EU Directive 2002/91/EC |           |

Five Bedroom Detached Luxury Home situated in the rural setting of Hightown.

This stunning 5 bedroom detached home is situated within close proximity to transport links and amenities.

Bespoke built in 2016, this property offers separate living room and dining room, family room/kitchen with peninsula breakfast bar, study and wc to the ground floor, ideal for family living

The property also benefits from double garage with pyramid roof and remote opening option.

Extensively landscaped a stunning feature of the property is the recently landscaped rear garden complete with dropped patio for privacy, integrated outdoor heating system and exceptional low maintenance greenery.

Property briefly comprises of;

Ground Floor:

Entrance Hall

Downstairs WC

Snug

Lounge

Open Plan Kitchen Dining Area

First Floor:

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Bedroom Five

Family Bathroom

Exterior:

Detached Double Garage (currently utilised as gymnasium)

Double Driveway for off road parking

Rear Landscaped Garden

Total floor area is 2141 square feet - 199m<sup>2</sup>

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