



12 Scarratt Drive, Forsbrook

£260,000 Freehold

Beautifully presented throughout, the home features a bright living room with an elegant gas fireplace and a modern refitted kitchen diner. • Bifold doors from the kitchen open onto a porcelain-tiled patio—perfect for entertaining or relaxing—while French doors from the second bedroom lead to a private decking area. • Three generously sized bedrooms provide space and versatility for family living or guests, complemented by a beautifully finished modern wet room with sleek fittings. • Enjoy two seating areas, artificial lawn, gravelled sections, and mature shrubs; perfect for following the sun or creating your own outdoor retreat with minimal upkeep. • Nestled in the sought-after village of Forsbrook, this home offers peaceful countryside walks on your doorstep, well-regarded local schools, and easy access to nearby towns.



Signed, sealed, delivered, it's yours! Set proudly on an elevated plot, the home is approached via a long driveway leading to a carport and ample parking. Step through the side entrance into a welcoming porch, perfect for leaving shoes before entering the bright, fresh interior. The spacious hallway leads to the heart of the home, a light-filled living room featuring a gas fireplace with an elegant surround, ideal for cosy evenings in. Continue through to the kitchen diner, recently refitted with sleek cream cabinetry, marble-effect worktops, and luxurious gold accents. This modern space offers integrated appliances including an oven, induction hob, and washing machine. Bifold doors open seamlessly to the porcelain-tiled patio, creating the perfect setting for hosting friends and family or simply relaxing in peace while enjoying the garden. A handy storage cupboard keeps everyday essentials neatly tucked away. The principal bedroom, positioned at the front of the house, enjoys fresh neutral décor and soft new carpets. The modern bathroom has been beautifully finished as a contemporary wet room for ease and practicality, complete with a built-in linen cupboard. To the rear, the second bedroom features French doors opening onto composite decking; perfect spot for a morning coffee, while the third bedroom enjoys private views over the garden. Outside, you'll find two seating areas, allowing you to follow the sun throughout the day, along with artificial lawn and gravelled sections for low-maintenance enjoyment all year round. The front garden is adorned with mature shrubs, adding colour and charm, with plenty of potential to create your own garden oasis. Situated in the popular village of Forsbrook, this home offers beautiful countryside walks, well-regarded schools, and handy local amenities, all while remaining well connected to nearby towns and cities. It's already written; your next chapter begins at none other than Scarratt Drive.

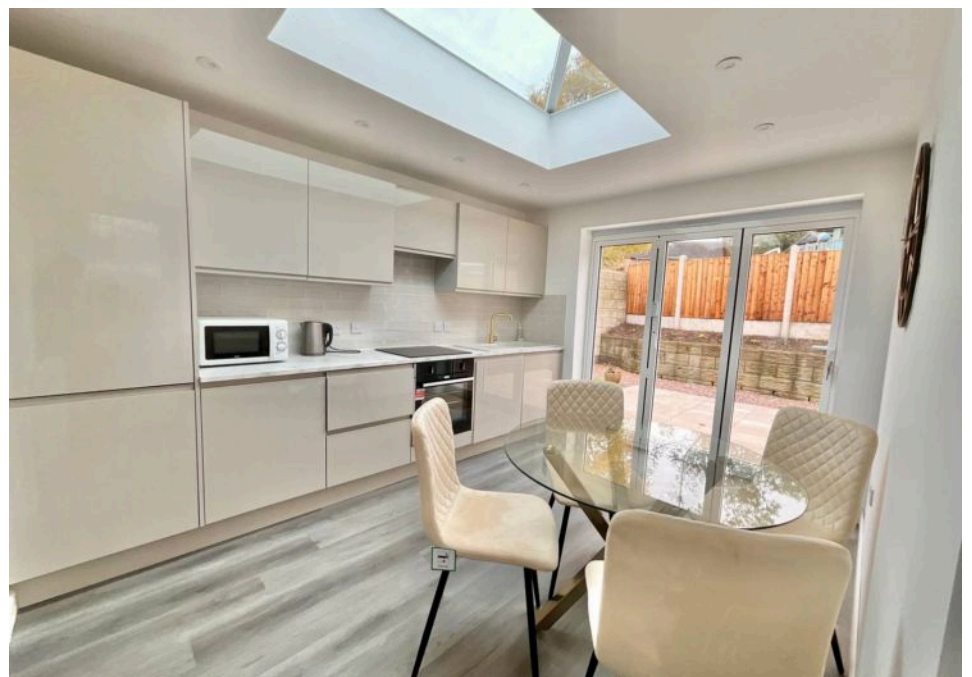


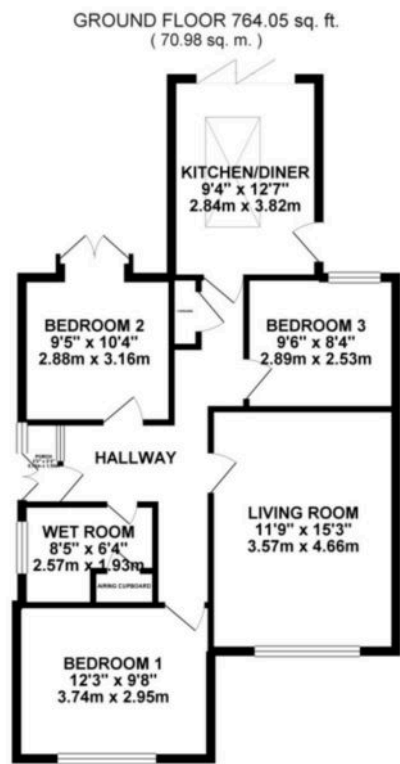
Signed, sealed, delivered, It's yours! Set proudly on an elevated plot, the home is approached via a long driveway leading to a carport and ample parking. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





TOTAL FLOOR AREA : 764.05 sq. ft. (70.98 sq. m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of actual buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is made for their condition or otherwise. Not for sale.
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