



## Property Description

Discover this beautifully presented modern dormer-style semi-detached property, ideally situated in a sought-after village cul-de-sac near the A5 road network. This home features uPVC double glazing and gas central heating for year-round comfort. The layout includes an inviting entrance hall, a spacious lounge, a separate dining room, a convenient cloakroom/wc, and a fitted kitchen that flows into a charming side conservatory. With three generous double bedrooms and a recently refitted bathroom, this property is perfect for families. The integral garage offers potential for extension, while ample off-road parking enhances its appeal. Viewing is highly recommended to fully appreciate this exceptional home.







**Entrance Hall**

having ceiling light point, single panelled radiator, staircase to first floor with storage cupboard under.

**Lounge** 4.76m x 3.64m (15' 7" x 11' 11")

having UPVC double glazed window to front aspect, ceiling light point, wood flooring, double panelled radiator, television aerial point, fireplace with recess.

**Dining Room** 4.23m x 3.02m (13' 11" x 9' 11")

having two uPVC double glazed windows to rear aspect, ceiling light point, single panelled radiator and wooden flooring.

**Cloakroom/WC**

having uPVC double glazed window to rear aspect, ceiling light point, tiled flooring, two piece suite comprising low level flush wc and wash hand basin.

**Fitted Kitchen** 4.22m x 2.41m (13' 10" x 7' 11")

having uPVC double glazed window to rear aspect, two ceiling light points, single panelled radiator, range of matching wall and base units with work surfaces over, 1 1/4 bowl drainer sink unit with mixer taps, double oven, hob and extractor.

**Conservatory** 4.43m x 2.30m (14' 6" x 7' 7")

having uPVC double glazing, wall light point, front and rear doors.

**First Floor Landing**

having ceiling light point, loft access and eaves storage.

**Bedroom One** 4.55m x 3.66m (14' 11" x 12' )

having uPVC double glazed window to side aspect, ceiling light point, single panelled radiator and eaves storage.

**Bedroom Two** 3.05m x 3.03m (10' x 9' 11")

having uPVC double glazed window to rear aspect, ceiling light point and single panelled radiator.

**Bedroom Three** 3.05m x 3.05m (10' x 10' )

having uPVC double glazed window to front aspect, ceiling light point and single panelled radiator.

**Fully Tiled Bathroom** 2.02m x 1.83m (6' 8" x 6' )

having uPVC double glazed window to front aspect, ceiling light point, heated towel rail, three piece suite comprising low level flush wc, wash hand basin and side panelled bath.

**Outside**

having block paved drive to front allowing off road parking and access to single garage with up & over door, light and power, lawn to side and gated access to rear garden. Rear garden has full width block paved patio, lawn with mature borders and timber sheds.

GROUND FLOOR  
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR  
559 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
Made with Metropix © 2025

