





A modern three bedroom end town house, situated within a popular location having good access to a range of local amenities and transport links. The property benefits from three double bedrooms with the master having an en-suite, generous lounge and a fitted kitchen diner. Viewing is highly recommended strictly via appointment only.



Accommodation

A modern entrance door with double glazed units leads you directly into the good sized living room, which includes a useful under stairs cupboard. From here, a door leads to an inner hallway with stairs and a fitted cloakroom/WC.

To the rear is the breakfast kitchen equipped with a range of base and wall units, as well as roll edge work surfaces, an inset stainless steel one and a half bowl sink with a mixer tap, a stainless steel gas hob with a splash back and extractor hood, and a built-in electric fan oven. There is additional appliance space with plumbing for an automatic washing machine and space for an upright fridge freezer. A cupboard houses the wall-mounted combination gas boiler. A window and French doors overlook and provide access to the rear garden.

On the first floor, there are two good-sized bedrooms, both served by a contemporary bathroom with a bath in tiled surrounds, a low-level WC, and a pedestal wash hand basin.

The second-floor landing has a storage cupboard and provides access to the excellent master bedroom overlooking the front, complete with an en suite comprising a tiled shower in a glazed enclosure, a low-level WC, and a pedestal hand basin complemented by tiled surrounds and a rear facing Velux window.

The property is located at the head of a private drive and has double car parking space immediately to the front. Side gated access leads to the enclosed rear garden with a decking patio and lawn.





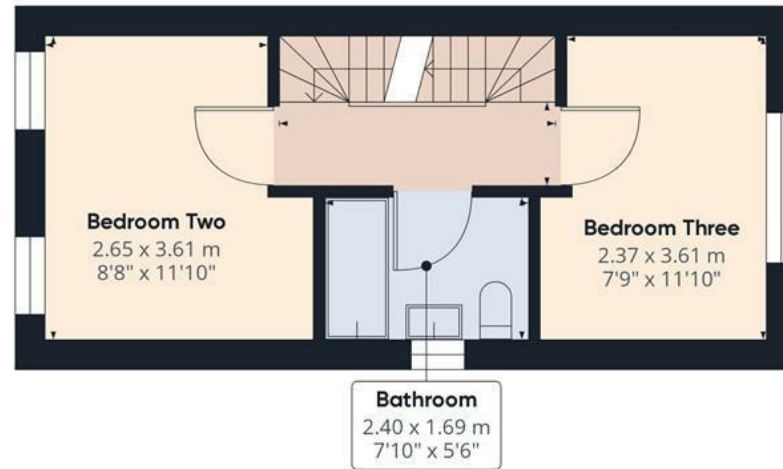








Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

78.59 m²

845.89 ft²

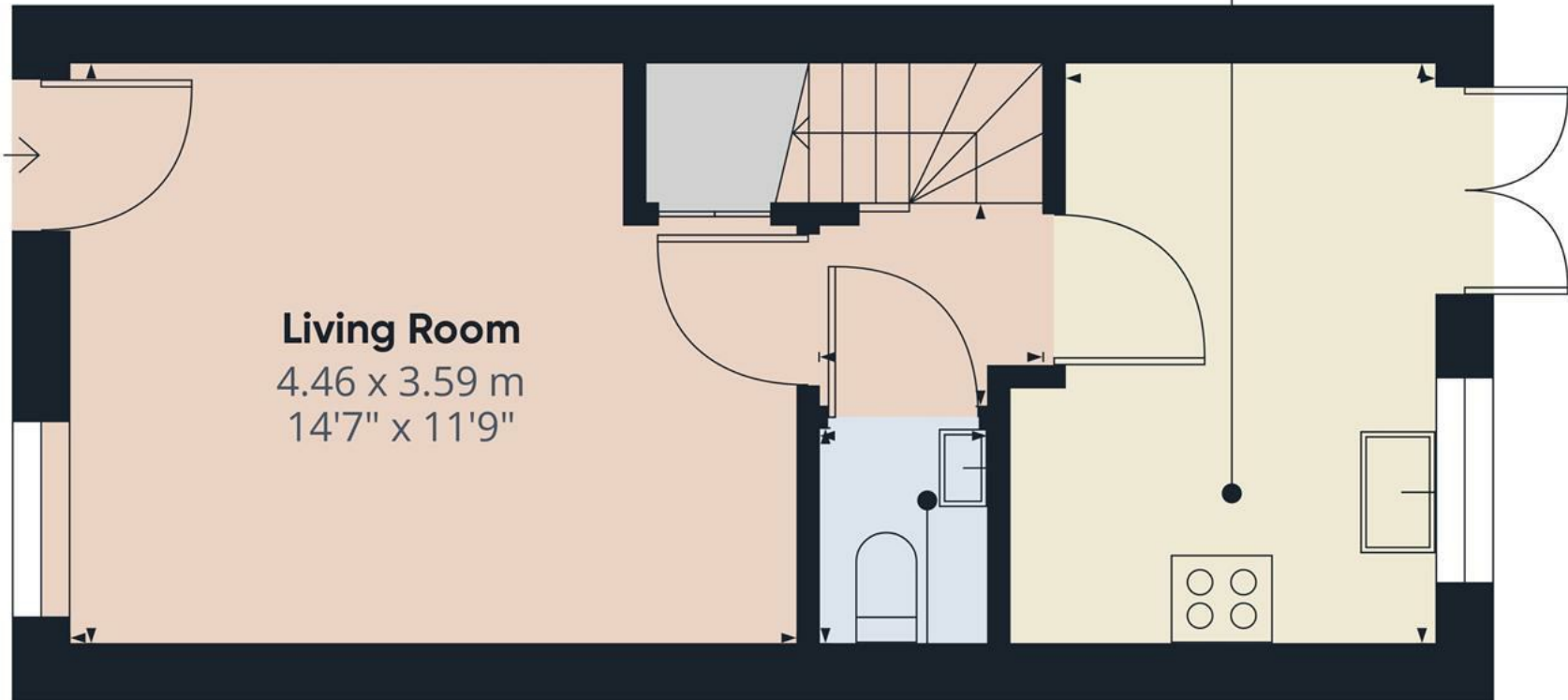
Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Kitchen Diner
2.33 x 3.58 m
7'7" x 11'8"



Living Room
4.46 x 3.59 m
14'7" x 11'9"

WC
1.11 x 1.30 m
3'7" x 4'3"

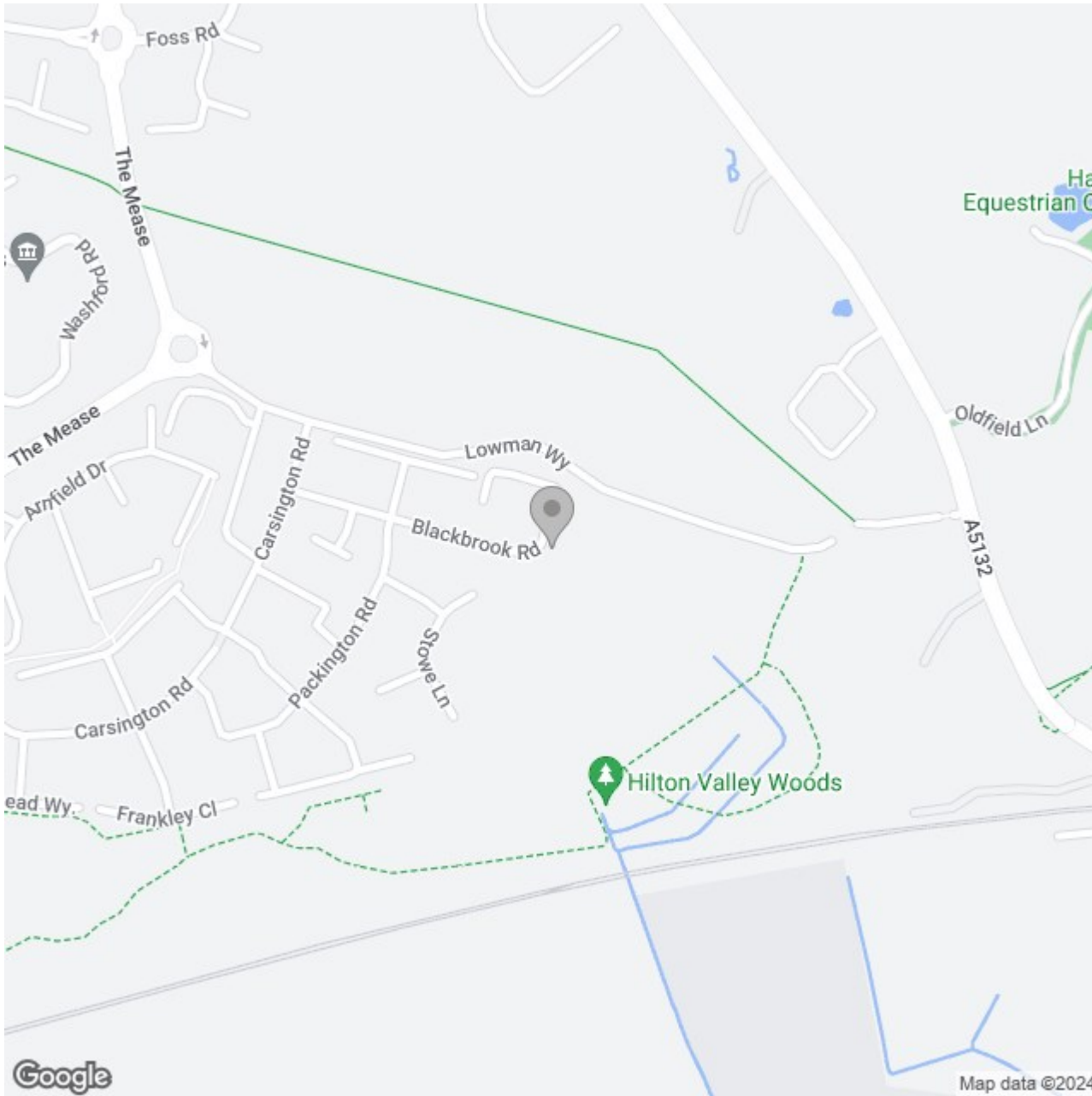
Approximate total area⁰⁰
30.21 m²
325.13 ft²

Excluding balconies and terraces

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Floor 0



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	