





A stunning three bedroom semi detached offering a wealth of character and charm, three well proportioned bedrooms and a good sized garden. The property benefits from a stunning kitchen diner, sitting room with cast iron open fire place and a study with bi-folding doors. Viewing is highly recommended strictly via appointment only.



Accommodation

Entrance hall

With tiled floor and doors leading off to:

Living Room

With central heating radiator, cast iron open fire place with tiled hearth, sash window to the side elevation, double oak glazed doors leading to the study.

Study

With central heating radiator, two skylights and bi-folding doors leading out onto the garden.

Dining Room

With central heating radiator, sash window to the front elevation, log burning stove, stairs rising to the first floor and an opening leading through to the kitchen.

Kitchen

With a selection of matching wall and base units having a straight edge work surface, Belfast sink with individual hot and cold taps, recessed spotlighting, space for cooker, sash windows to the rear elevation, central heating radiator and a door leading to the utility room.

Utility Room

With a selection of matching wall and base units having space for a washing machine, window to the rear elevation, glazed rear access door and a door leading to the WC/cloaks/

WC/cloaks



With a low level WC, wash hand basin with mixer tap, heated ladder towel rail and an electric extractor fan.

First Floor Landing

With a loft hatch, central heating radiator and doors leading off to:

Master Bedroom

With central heating radiator, window to the side elevation, exposed beams and a skylight to the front elevation.







Bedroom Two

With central heating radiator, window to the front elevation and a built in cupboard.

Bedroom Three

With central heating radiator, loft hatch and a window to the rear elevation.

Family Bathroom

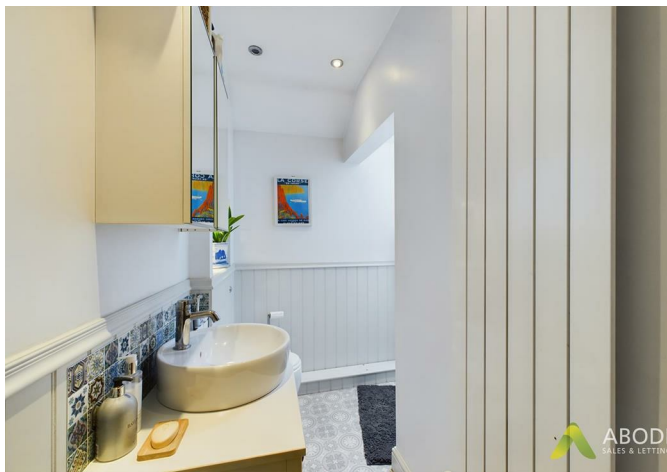
With a three piece suite comprising: low level wc, wash hand basin with mixer tap and vanity unit, bath with mixer tap and shower over and a skylight.



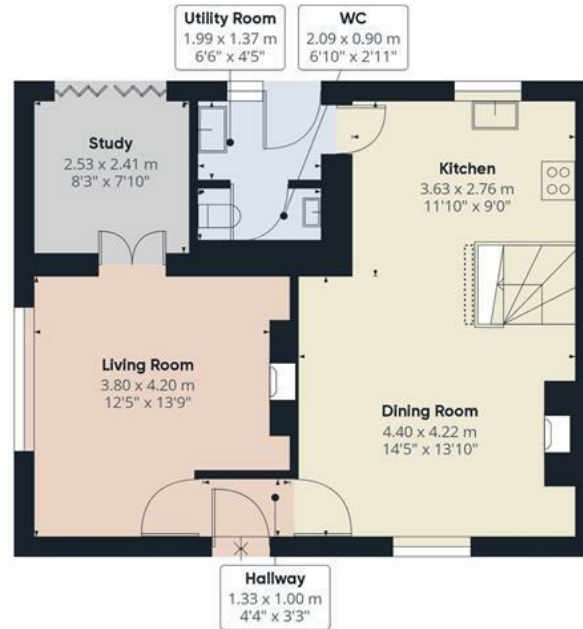
Outside

The outside of the property to the front elevation offers a hardstanding area to the side elevation, the rear elevation offers a mainly laid to lawn garden with a patio area ideal for seating.









Floor 0



Floor 1

Approximate total area⁽¹⁾

100.41 m²
1080.82 ft²

Reduced headroom

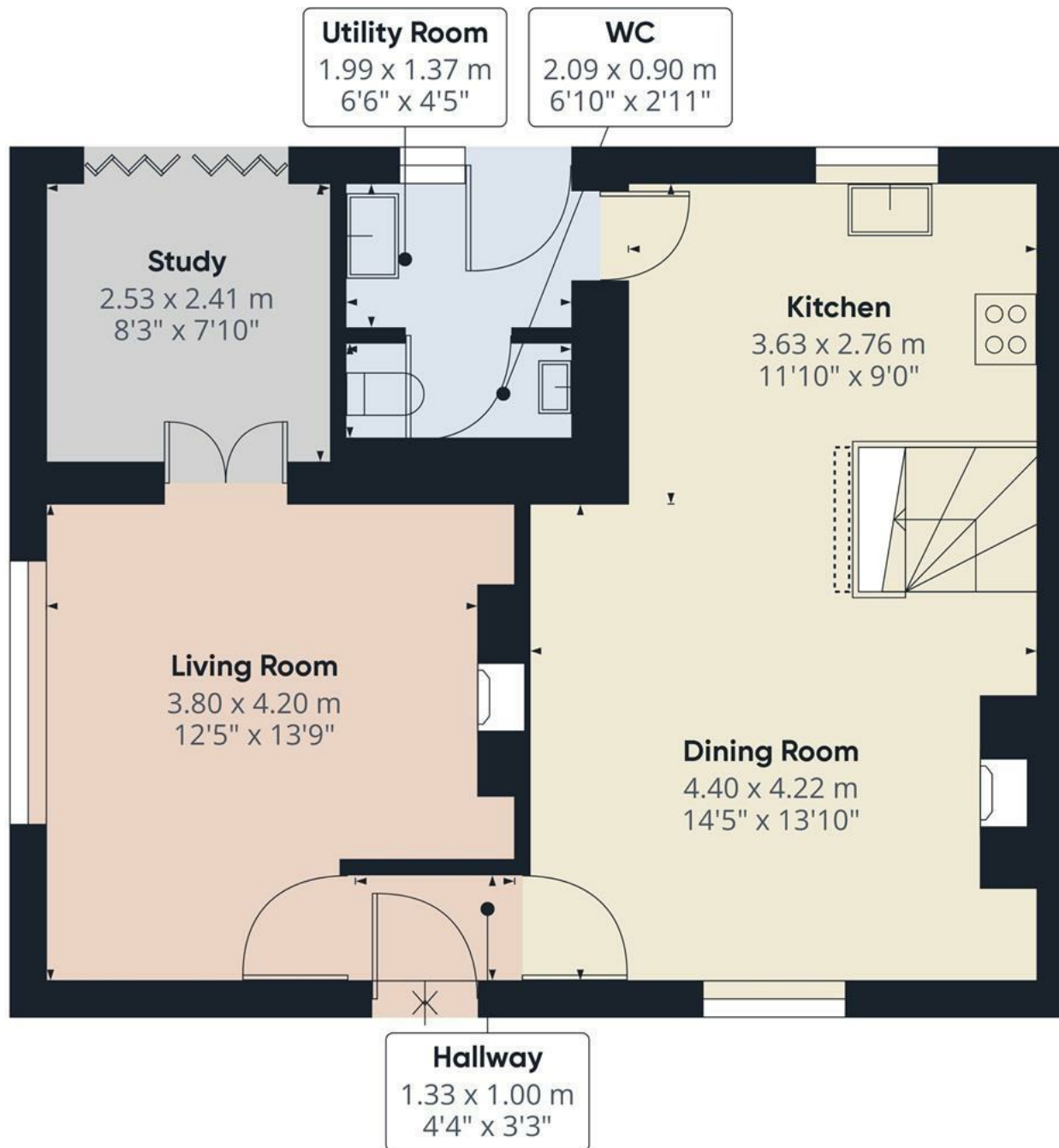
0.28 m²
3.06 ft²

(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

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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Floor 0

Approximate total area⁽¹⁾

57.54 m²
619.35 ft²

Reduced headroom

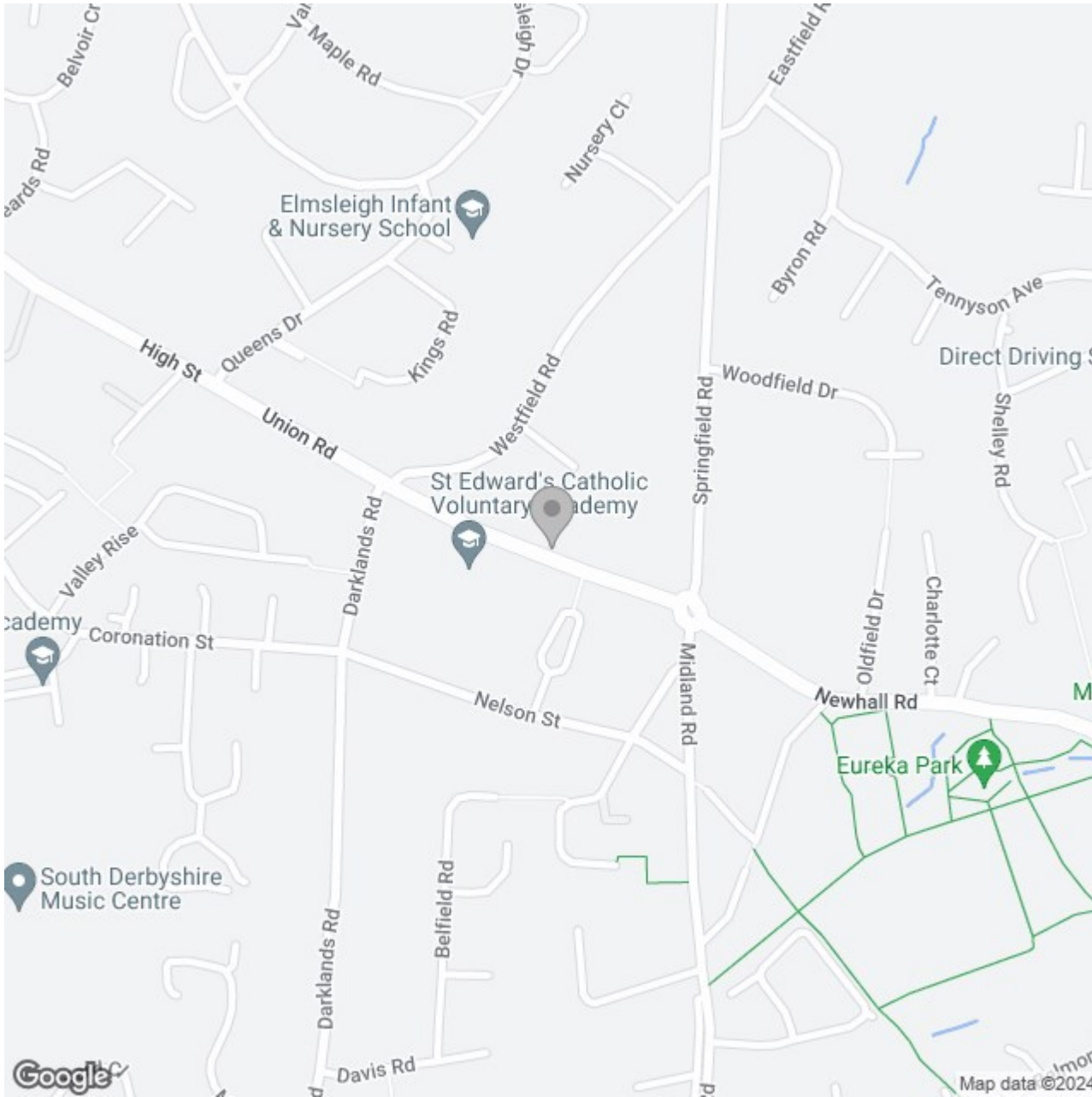
0.28 m²
3.06 ft²

(1) Excluding balconies and terraces


 Reduced headroom
(below 1.5m/4.92ft)

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Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 73 |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |