





Located in a sought-after residential area within a peaceful cul-de-sac, this spacious three-bedroom semi-detached home offers modern living spaces deserving of a closer look. Spread across two floors, the property boasts an entrance hall, a delightful lounge opening into the dining room, a fitted kitchen, and on the first floor, a landing leading to three generously sized bedrooms and a bathroom with a contemporary suite.

The property features well-maintained gardens at the front, a driveway leading to a detached brick garage, and a good-sized lawned garden at the rear.



## Accommodation

### Entrance Hall

A generous entrance hall with an obscure leaded double glazed door and side light. Features include a central heating radiator, staircase to the first floor, handy under stairs storage area, and a full-height storage cupboard.

### Front Sitting Room

This room offers a central heating radiator, ceiling coving, wall light points, and a maple-effect fireplace with a Living Flame gas fire. It is complemented by an Upvc double glazed window with views over the front garden. Opens to the dining room.

### Dining Room

This space includes an Upvc double glazed window to the rear elevation and a central heating radiator.

### Kitchen

The kitchen features a large pantry cupboard with shelving, maple fronted base and eye level units, a polycarbonate sink, integrated fridge/freezer, gas cooker point, and plumbing for a washing machine. It also offers an Upvc double glazed window overlooking the rear garden and an obscure Upvc double glazed door to the side.

### First Floor:

#### Landing

With an Upvc double glazed window to the side, access to the loft space, and a built-in storage cupboard.



### Bedroom One

This room includes an Upvc double glazed window to the front and a central heating radiator.

### Bedroom Two

This bedroom features an Upvc double glazed window to the rear, a central heating radiator, and built-in storage cupboards.

### Bedroom Three

This bedroom includes an Upvc double glazed window to







the front and a central heating radiator.

#### Bathroom

Featuring a side-fill panelled bath with an electric shower, vanity washbasin, low-level WC, full tiling on the walls, an obscure Upvc double glazed window to the rear, and a heated chrome ladder towel radiator.

#### External:

The front garden is mainly lawned with shrubbed borders, and there is ample parking on the adjacent driveway leading to the detached garage. The rear garden boasts a spacious patio area and a lawned garden enclosed by timber fencing.



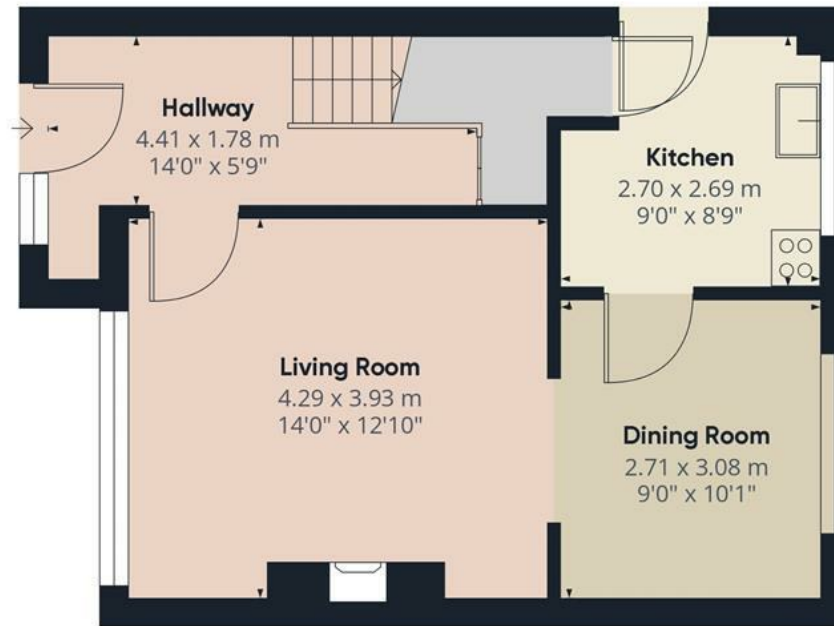












Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

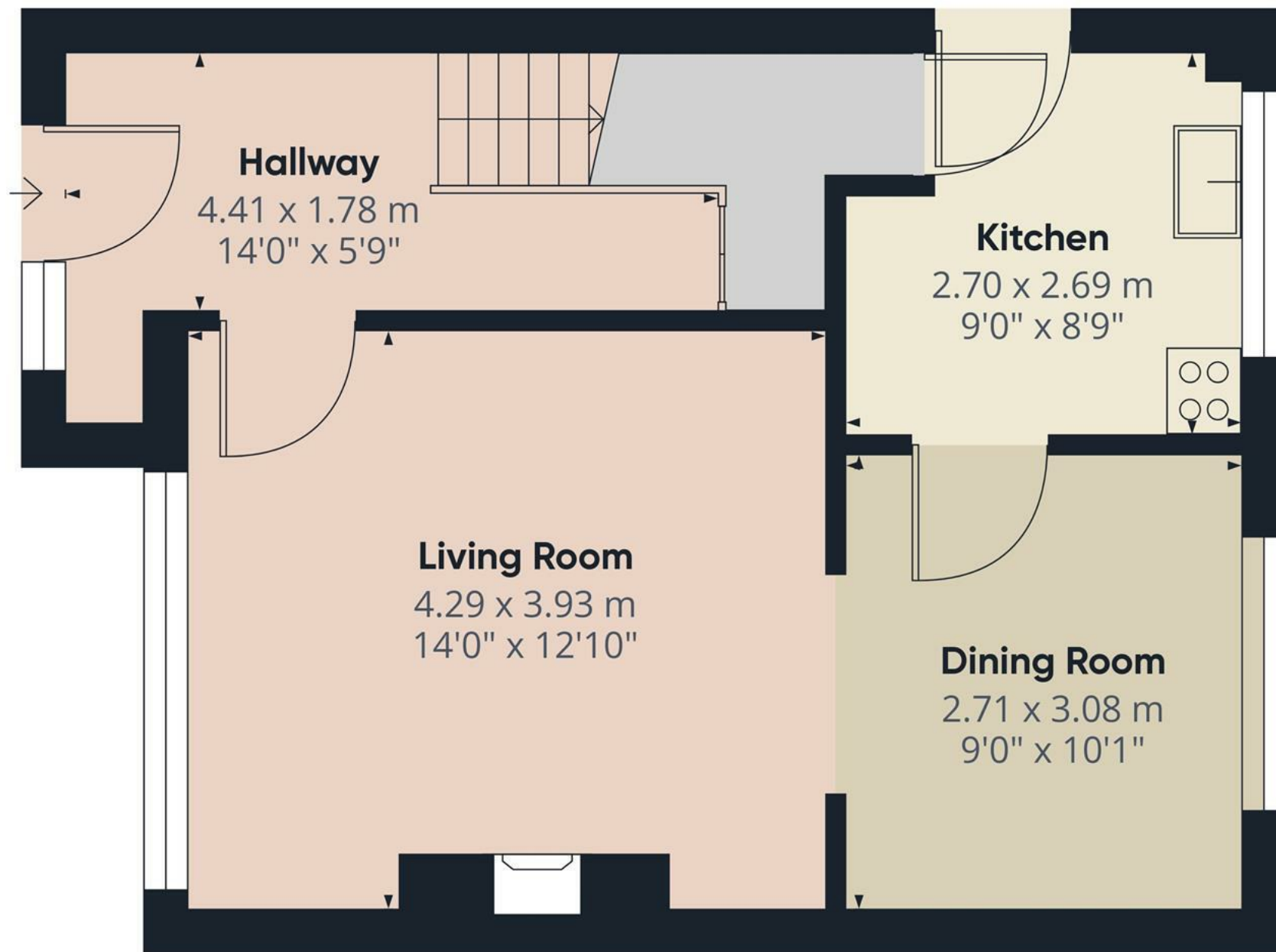
81.05 m<sup>2</sup>

872.41 ft<sup>2</sup>

(1) 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.

GIRAFFE360



Approximate total area<sup>(1)</sup>

42.93 m<sup>2</sup>

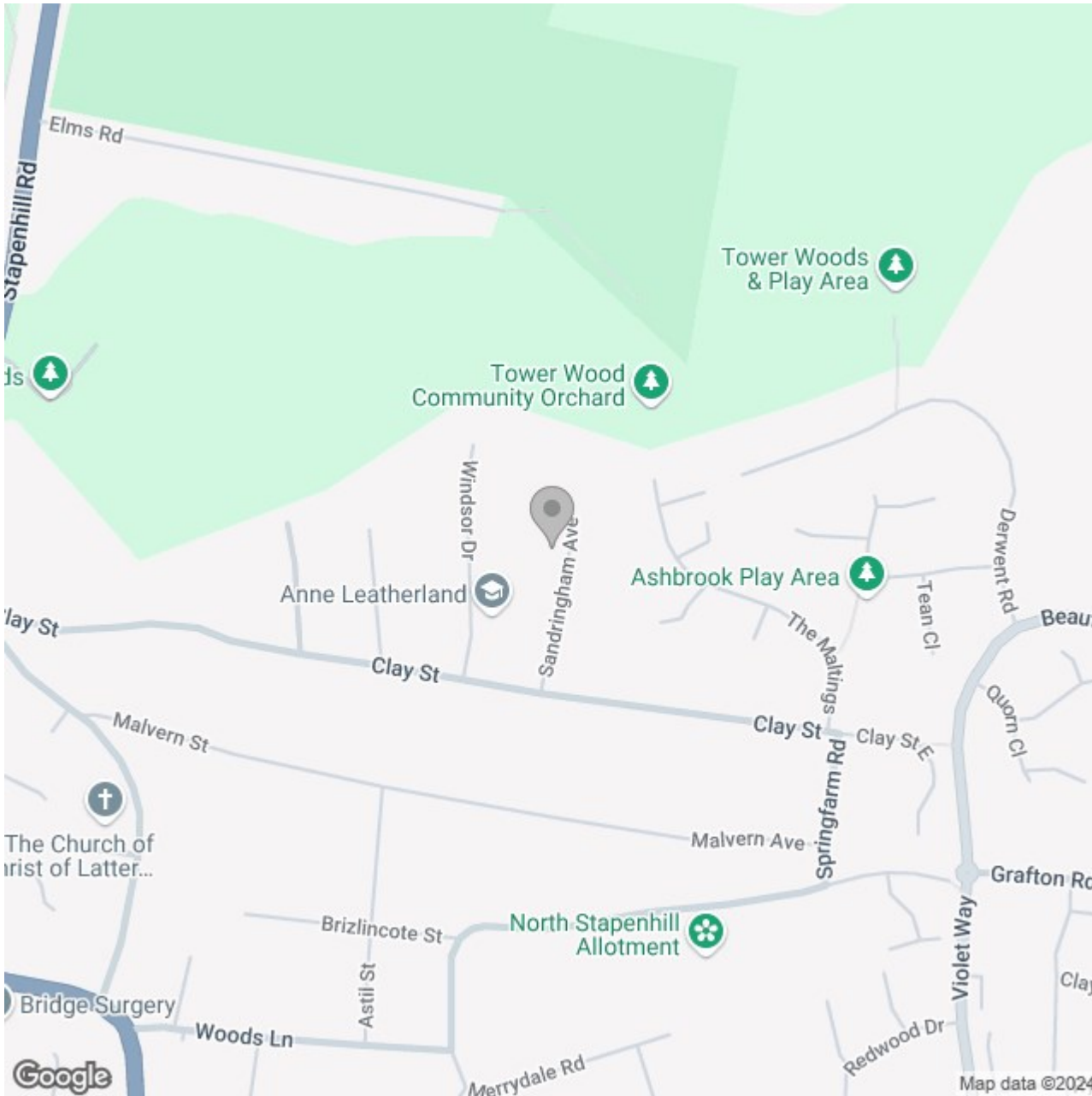
462.09 ft<sup>2</sup>

(1) 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.

GIRAFFE360

Floor 0



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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 &amp; Wales</b>	EU Directive 2002/91/EC	