





An extended two bedroom semi detached home with a private rear garden backing onto a woodland. The property benefits from an impressive open plan kitchen living area, garden room extension, two double bedrooms, modern shower room and a private enclosed garden. The viewing is highly recommended strictly via appointment only.



## Accommodation

### Ground Floor

The accommodation leads through a front entrance door into a welcoming hall, with stairs rising to the first floor and doors leading to the kitchen living area and WC/cloaks. The open-plan kitchen living area benefits from a double-glazed window to the front elevation, a recessed fireplace suitable for an electric fire, and an opening into the kitchen. The kitchen is fitted with a range of matching wall and base units, under-counter drawers, and straight-edge preparation surfaces, with an overhang for seating. Integrated appliances include an electric oven, gas hob, and washing machine, complemented by a Belfast-style sink with a mixer tap and drainer. An opening from the kitchen leads to the garden room, which enjoys an abundance of natural light from two large skylights, with double-glazed windows to the rear and French doors opening onto the garden.

### First Floor

The first-floor landing provides access to two double bedrooms and a well-appointed shower room. The master bedroom is generously proportioned, featuring a double-glazed window overlooking the rear garden. The second bedroom includes fitted wardrobes and a double-glazed window to the front elevation. The shower room is fitted with a modern three-piece suite, comprising a low-level WC, a wash hand basin with a mixer tap and vanity unit, and a double shower cubicle with a gravity-fed shower. The room is finished with tiled splash backs and a



double-glazed window to the side elevation.

### Outside

To the front of the property, a fore garden is accompanied by a driveway providing parking. The rear garden offers a private and tranquil setting, backing onto woodland. This outdoor space features a laid-to-lawn garden, a decked seating area, a covered BBQ space, and external power and water points. The entire garden is enclosed by timber fencing, providing a perfect blend of privacy and usability for outdoor entertaining.











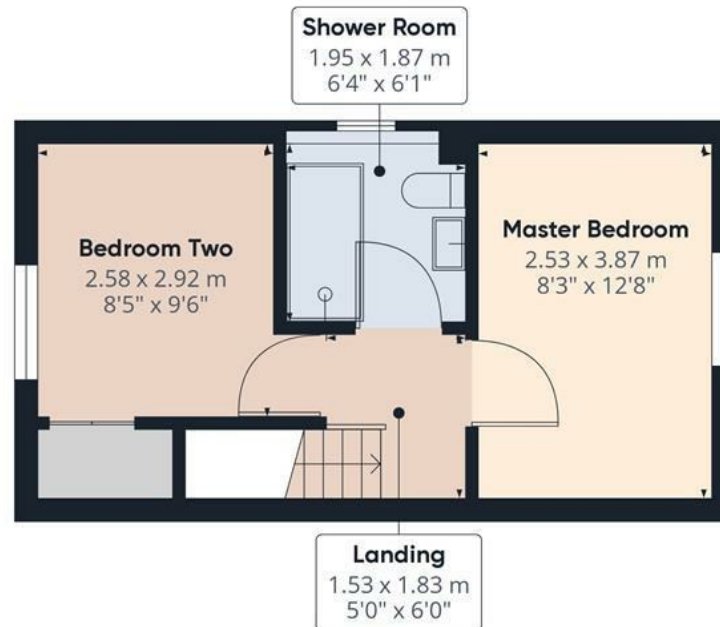








Floor 0



Floor 1

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

62.09 m<sup>2</sup>  
668.33 ft<sup>2</sup>

**Reduced headroom**

0.98 m<sup>2</sup>  
10.55 ft<sup>2</sup>

(1) Excluding balconies and terraces

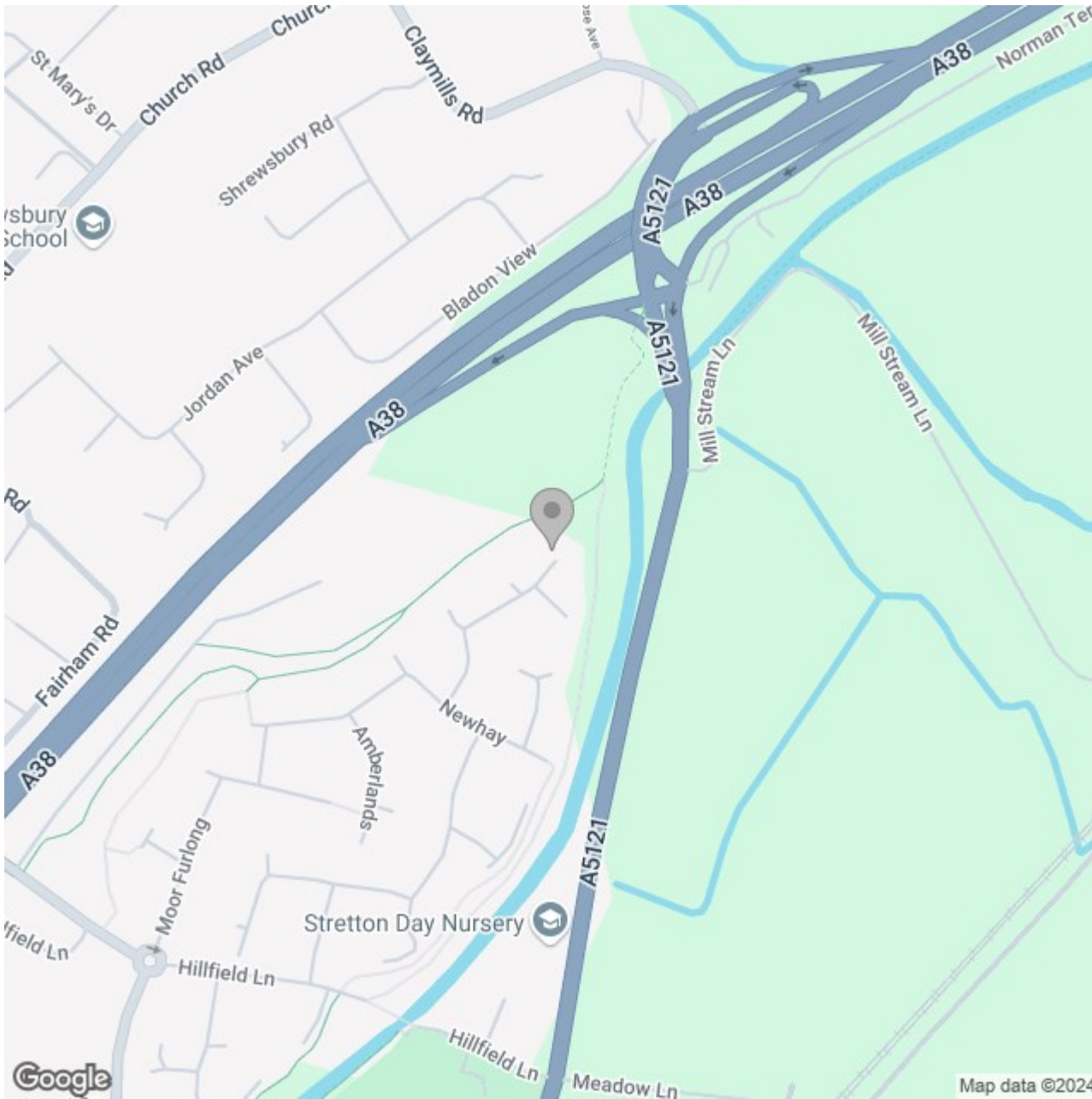
Reduced headroom  
..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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	