







This three-bedroom semi-detached property offers versatile living with two reception rooms, a fitted kitchen, and three generously proportioned bedrooms served by a family bathroom. The home benefits from a garage and off-street parking, ensuring convenience and practicality. Viewings are strictly by appointment only.





## Accommodation

### Ground Floor

The ground floor begins with an entrance hallway featuring a central heating radiator and staircase to the first floor. The cosy living room, with a gas fireplace and Adam-style surround, opens to the dining room, which leads to the conservatory via sliding doors. The conservatory benefits from double-glazed windows to the rear and side elevations, additional storage units, and a central heating radiator. The kitchen is well-equipped with matching wall and base units, a gas hob, electric oven, extractor, and tiled splash backs, alongside access to the conservatory.

### First Floor

Upstairs, the landing provides access to a loft hatch, a family bathroom, and three well-proportioned bedrooms. The bathroom features a modern suite with a bath, shower over, vanity unit, heated towel rail, and tiled walls. The master bedroom offers built-in wardrobes, while the second and third bedrooms are bright and comfortable, with double-glazed windows to the front and rear elevations. This home combines comfort and functionality.

### Outside

The property's exterior is equally appealing, with a fore garden and a pathway guiding you to the front entrance. To the rear, a block-paved driveway provides ample parking and leads to the garage with an up-and-over door. A pedestrian gate opens to a wraparound garden, featuring a spacious lawn and a patio area, perfect for outdoor seating and entertaining. This delightful outdoor space offers both practicality and a tranquil setting to enjoy.















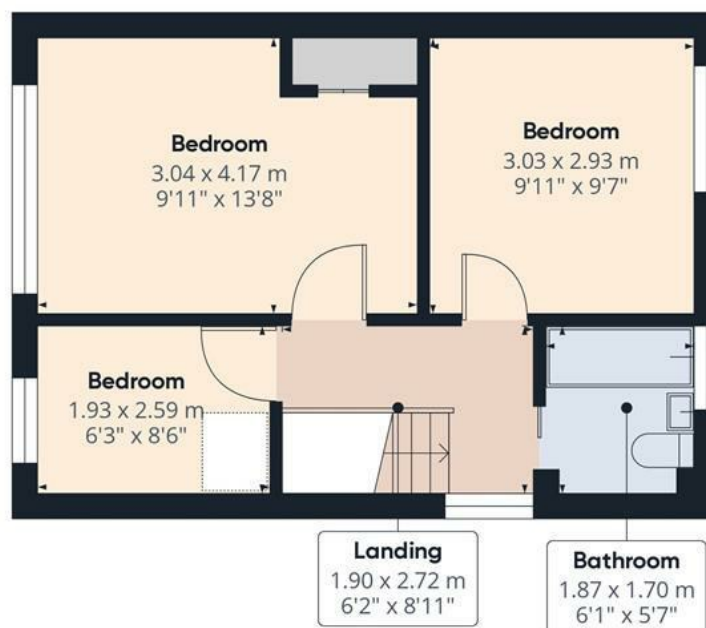








Floor 0



Floor 1

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

77.08 m<sup>2</sup>

829.68 ft<sup>2</sup>

(1) Excluding balconies and terraces

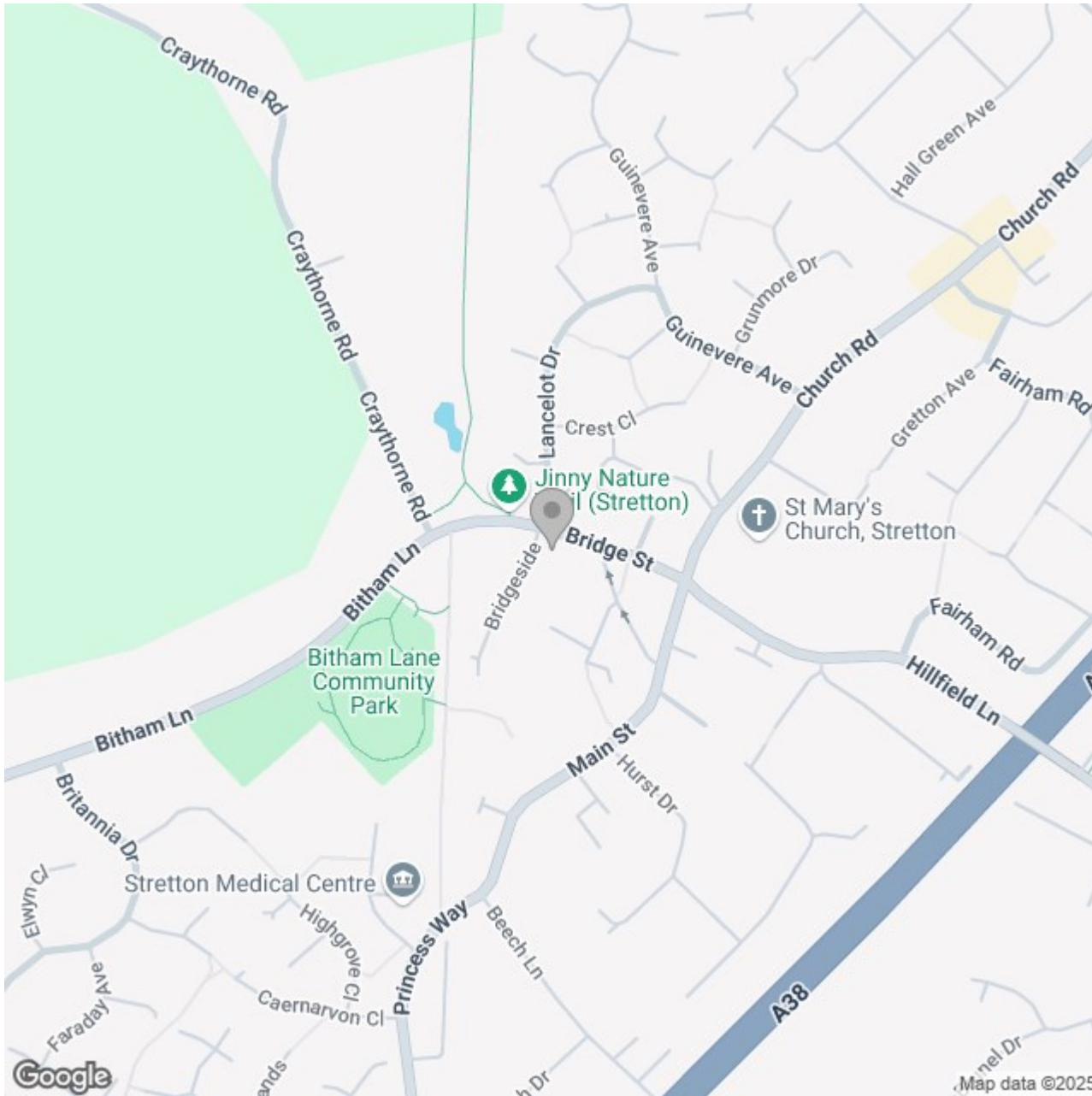
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>68</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 