





A beautifully presented three-bedroom modern semi-detached home offering ample off-street parking via a generous driveway. The property features a stunning kitchen-diner with a range of integrated appliances and French doors opening onto a landscaped rear garden, thoughtfully designed by the current owners. Upstairs, there are three well-proportioned bedrooms, including a master with an en-suite, along with a shower room. Situated in a popular location close to local amenities and excellent transport links, this home is ideal for families and professionals alike.



Accommodation

The property is accessed via a front entrance door leading into a welcoming entrance hallway, with stairs rising to the first floor and doors providing access to the ground floor accommodation. To the left, there is a WC cloakroom fitted with a low-level WC, wash hand basin with mixer tap, tiled splash back, central heating radiator, and a double-glazed window to the front elevation. To the right, a door opens into the living room, which features a double-glazed window to the front elevation and a central heating radiator. A further door leads into the impressive kitchen-diner, which is fitted with a selection of matching wall and base units with a straight-edge preparation work surface. There is space for white goods, including a washing machine and dishwasher, along with an integrated fridge freezer. The kitchen also benefits from an electric oven, a four-ring gas hob with an extractor over, recessed spotlighting, a stainless steel sink with a mixer tap and drainer, a central heating radiator, a double-glazed window to the rear elevation, and double-glazed French doors that open onto the landscaped rear garden.

The first-floor landing provides access to three well-proportioned bedrooms. The second and third bedrooms each have a double-glazed window to the rear elevation and a central heating radiator. The master bedroom, positioned to the front, features fitted sliding mirrored wardrobes, a central heating radiator, and a double-glazed window to the front elevation. A door leads to the en-suite shower room, which is fitted with a three-piece suite comprising a low-level WC, wash hand basin with



mixer tap, and a shower cubicle, along with a double-glazed window to the front elevation.

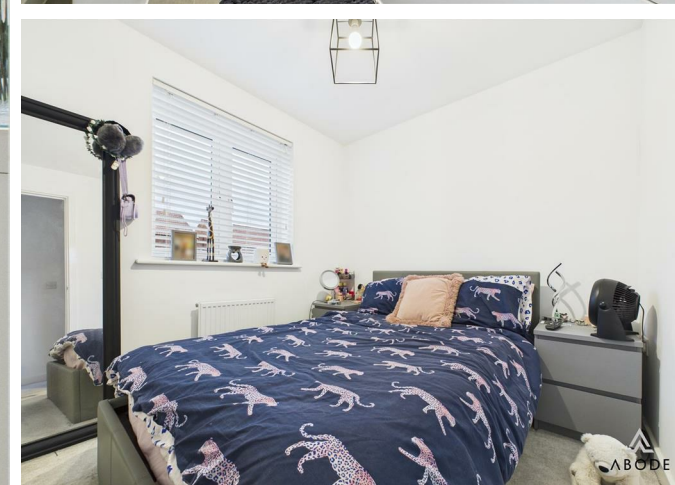
Externally, the front elevation features a tarmac driveway providing ample off-street parking, alongside a lawned garden and a pathway leading to the front entrance door. The rear garden has been landscaped by the current owners, featuring an astroturf lawn, a decked seating area, and a well-presented finish, making it an ideal space for relaxation and entertaining.

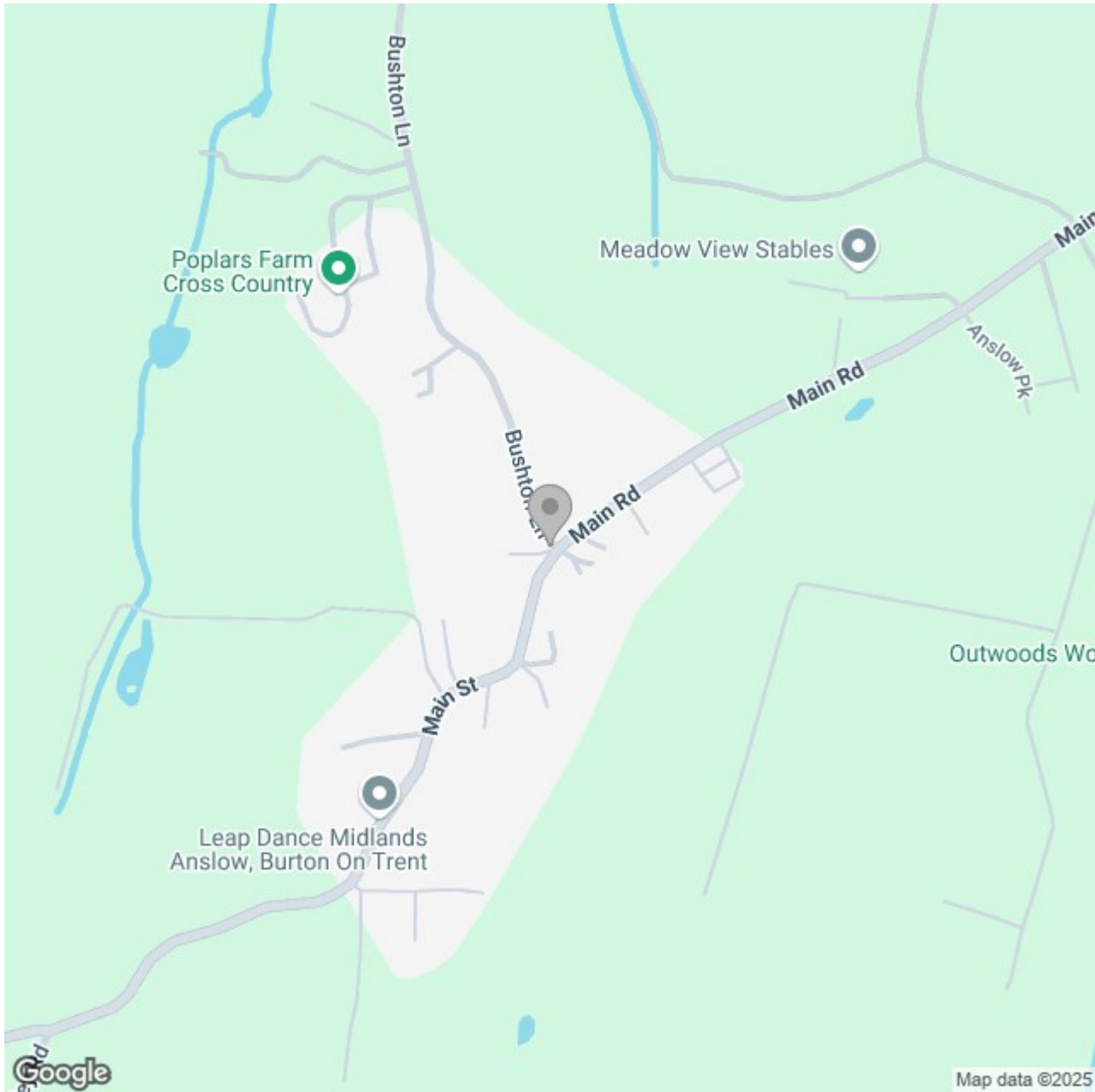












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	