







This beautifully presented three-bedroom semi-detached home has been thoughtfully extended to enhance both space and functionality. Boasting a modern kitchen-diner, a bright and airy conservatory, and a well-proportioned living area, it offers a versatile layout suited to a range of lifestyles. Additional highlights include a practical utility room, an integral garage, and three generously sized bedrooms. Situated in a sought-after location with excellent access to local amenities and transport links, this is a fantastic opportunity for those seeking a well proportioned home.





## Accommodation

The property leads from the front entrance door into a welcoming hallway with a central heating radiator and stairs rising to the first floor. To the right, a well-proportioned living room benefits from a large double-glazed window to the front elevation, a feature fireplace with a hob and an Adam-style surround, and a central heating radiator. An under-stairs storage cupboard provides additional convenience, while a door leads through to the kitchen-diner.

The kitchen-diner is fitted with a range of matching wall and base units with a roll-edge preparation work surface, under-counter drawers, and space for a dishwasher, fridge, and cooker. A single sink with a mixer tap and drainer is positioned beneath a double-glazed window overlooking the rear elevation. A central heating radiator ensures comfort, while double-glazed French doors lead seamlessly into the conservatory.

The conservatory provides an additional bright and airy living space, complete with a central heating radiator and a double-glazed window to the rear elevation. French doors open out onto the patio, creating a natural flow between indoor and outdoor spaces. The patio area also provides access to a double-glazed door leading into a useful utility room, which in turn offers access to the integral garage.

The first floor ascends from the entrance hallway and includes three well-proportioned bedrooms. The front bedroom features a double-glazed



window to the front elevation, a central heating radiator, and a built-in wardrobe. The second bedroom, a double, is positioned to the rear and includes a double-glazed window, a central heating radiator, and ample space for furnishings. The third bedroom, also to the front, has a central heating radiator, a double-glazed window, and a built-in wardrobe.

The family bathroom offers a four-piece suite comprising a wash hand basin with individual hot and cold taps and tiled splash back, a low-level WC with individual hot and cold











taps and tiled splash back, a double shower cubicle with electric shower over and tiled splash back, and a central heating radiator. A double-glazed window with opaque glass to the rear elevation completes the bathroom.







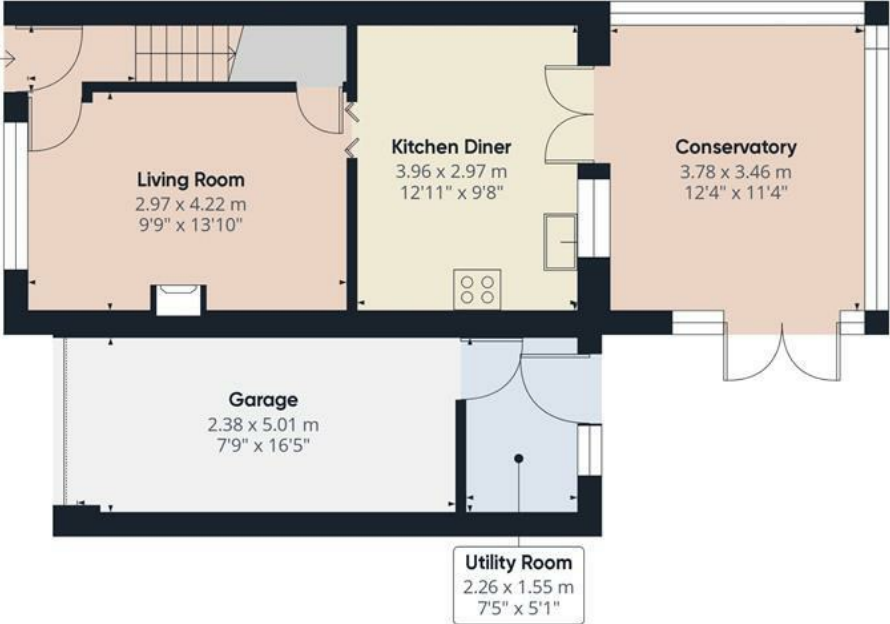












Floor 0



Floor 1

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

97.72 m<sup>2</sup>  
1051.86 ft<sup>2</sup>

**Reduced headroom**

0.01 m<sup>2</sup>  
0.11 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.

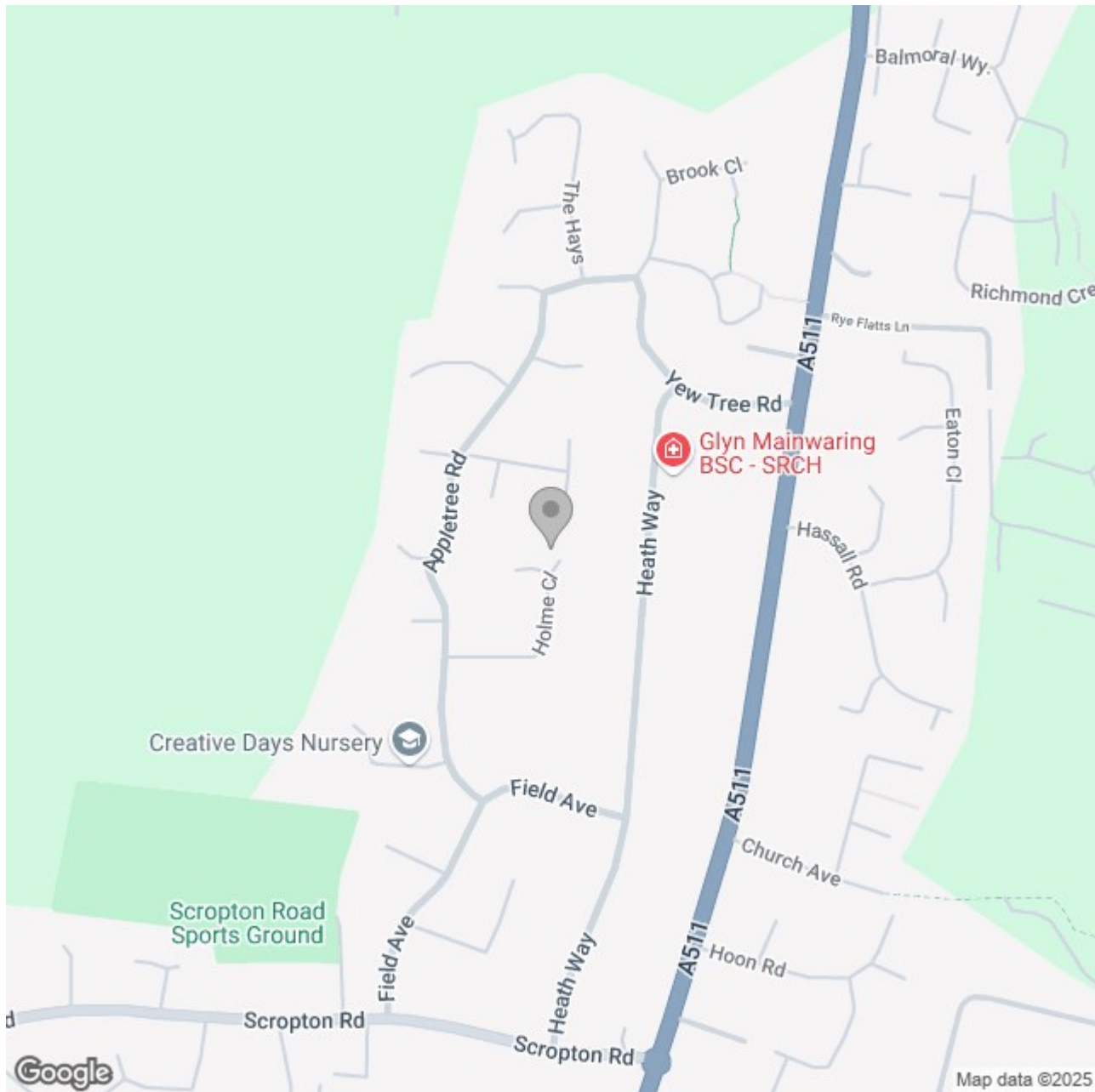
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**









### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>70</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		

**England & Wales**

EU Directive  
2002/91/EC