





An attractive modernised three-bedroom property offering spacious accommodation, ideally suited to modern family living. Highlights include two versatile reception rooms, a recently updated kitchen, a contemporary ground-floor bathroom, and a generous sized rear garden. The property combines traditional charm with modern amenities and is offered to the market with no upward chain.



Accommodation

Ground Floor:

The accommodation offers a welcoming sitting room that benefits from natural light through window to the front and a door providing access to the rear garden. Adjacent, the cosy living room features useful built-in shelving and a contemporary fireplace, offering a comfortable space ideal for family relaxation. To the rear, a recently modernised kitchen is fitted with sleek wall and base units, ample workspace, and space for appliances, all complemented by modern flooring and a rear access door. The spacious ground-floor bathroom features a modern three-piece suite including a bathtub with shower over, tiled splash backs, and contemporary flooring.

First Floor:

On the first floor, a central landing provides access to three good-sized bedrooms, each tastefully decorated and newly carpeted. All bedrooms offer ample natural light, presenting comfortable and adaptable spaces suited to a growing family or home working.

Outside:

Externally, the large, garden is predominantly laid to lawn with a paved pathway meandering through mature borders, providing a tranquil and spacious outdoor living area ideal for entertaining or relaxing.

Location:

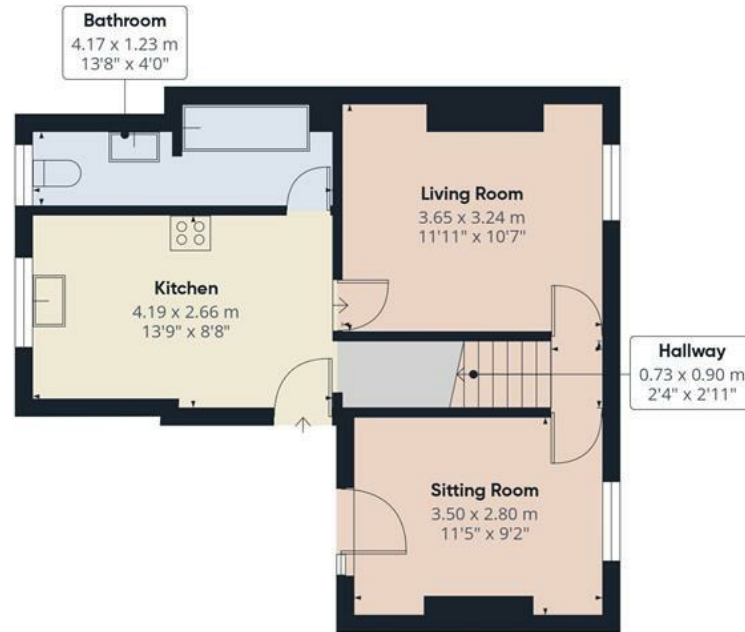
The property is conveniently situated close to local amenities and benefits from excellent transport



links, making it ideal for families or professionals looking for easy access to nearby towns and services. Viewing is highly recommended to fully appreciate the charm and convenience on offer.







Floor 0



Floor 1



Approximate total area⁽¹⁾

73 m²

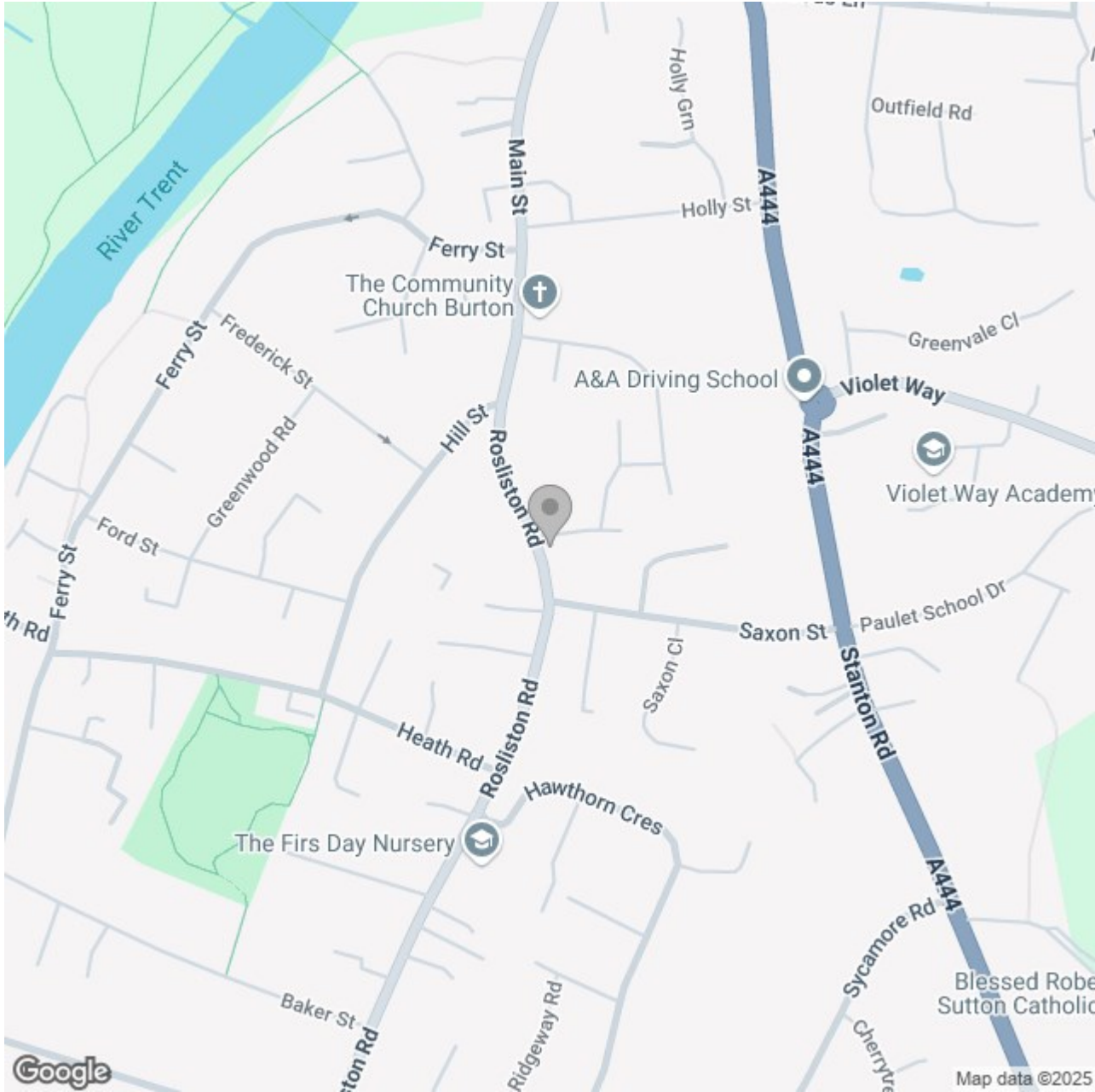
786 ft²

(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 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) 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