





A beautifully appointed and substantially extended three-bedroom semi-detached period home, offering a seamless blend of character and contemporary design across approximately 1,309 sq ft (121.5 sq m) of internal accommodation. This impressive property features two generous reception rooms, a striking open-plan kitchen with vaulted ceiling and bi-folding doors, stylish bathroom and cloakroom, a utility room, and an extensive landscaped garden. Ideally located in a popular residential setting, the home also benefits from a cellar, off-street parking, and a range of high-specification finishes throughout.



## Ground Floor

The property is entered via a recessed storm porch leading to a entrance hallway. To the front lies a spacious living room featuring a large window to the front elevation, exposed timber flooring, a feature fireplace with a log-burning stove, and elegant ceiling cornicing.

To the rear, a second reception room provides an ideal family space or snug, with a modern inset feature fireplace, tall ceilings, and open-plan access into the showstopping kitchen diner. This stunning extended space boasts a vaulted ceiling with four skylights, a full-width bi-folding door opening to the rear garden, and herringbone flooring running throughout. The kitchen is fitted with a central island incorporating an induction hob and breakfast bar, sleek handleless units, integrated ovens, and a modern sink unit with complementary worktops and wall finishes.

Also on the ground floor is a stylish guest cloakroom with WC and wash-hand basin, along with a separate utility room.

A door from the hallway also leads to a useful cellar, providing excellent additional storage space.







## First Floor

The first floor comprises three well-proportioned bedrooms and a modern family bathroom. The principal bedroom is positioned to the front elevation and features twin sash-style windows and ample space for furniture. Bedroom two is another double room with garden views, while the third bedroom provides a versatile space ideal for a child's room, home office, or guest bedroom.

The bathroom is finished to a high standard and includes a three-piece suite comprising a panelled bath with rainfall shower over and screen, a wash-hand basin set into a vanity unit, and a WC, all complemented by stylish wall tiling and modern wood-effect cabinets.

## Outside

To the front of the property is a spacious driveway offering off-street parking for multiple vehicles. A secure gate provides access to the side and rear.

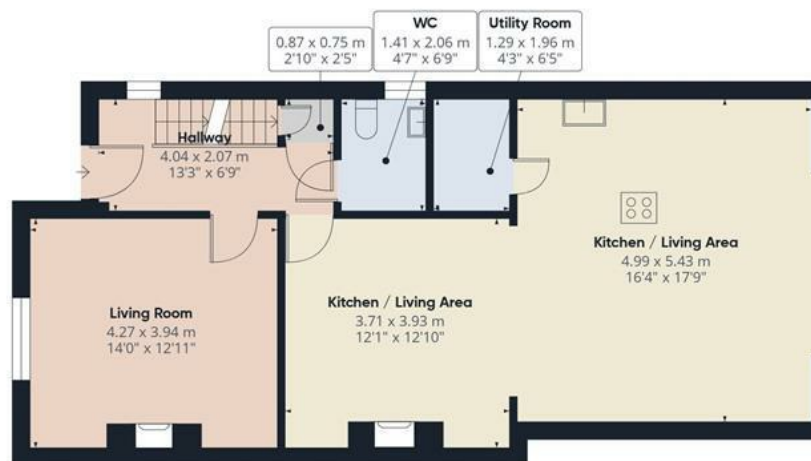
The rear garden is an excellent size and has been landscaped for both family life and entertaining. A large raised composite deck directly adjoins the rear of the home and offers ample room for outdoor furniture. Beyond is a level lawn with mature borders and shrubs, enclosed with fencing for privacy.







Floor -1



Floor 0



Floor 1



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

121.5 m<sup>2</sup>

1309 ft<sup>2</sup>

Reduced headroom

0.1 m<sup>2</sup>

1 ft<sup>2</sup>

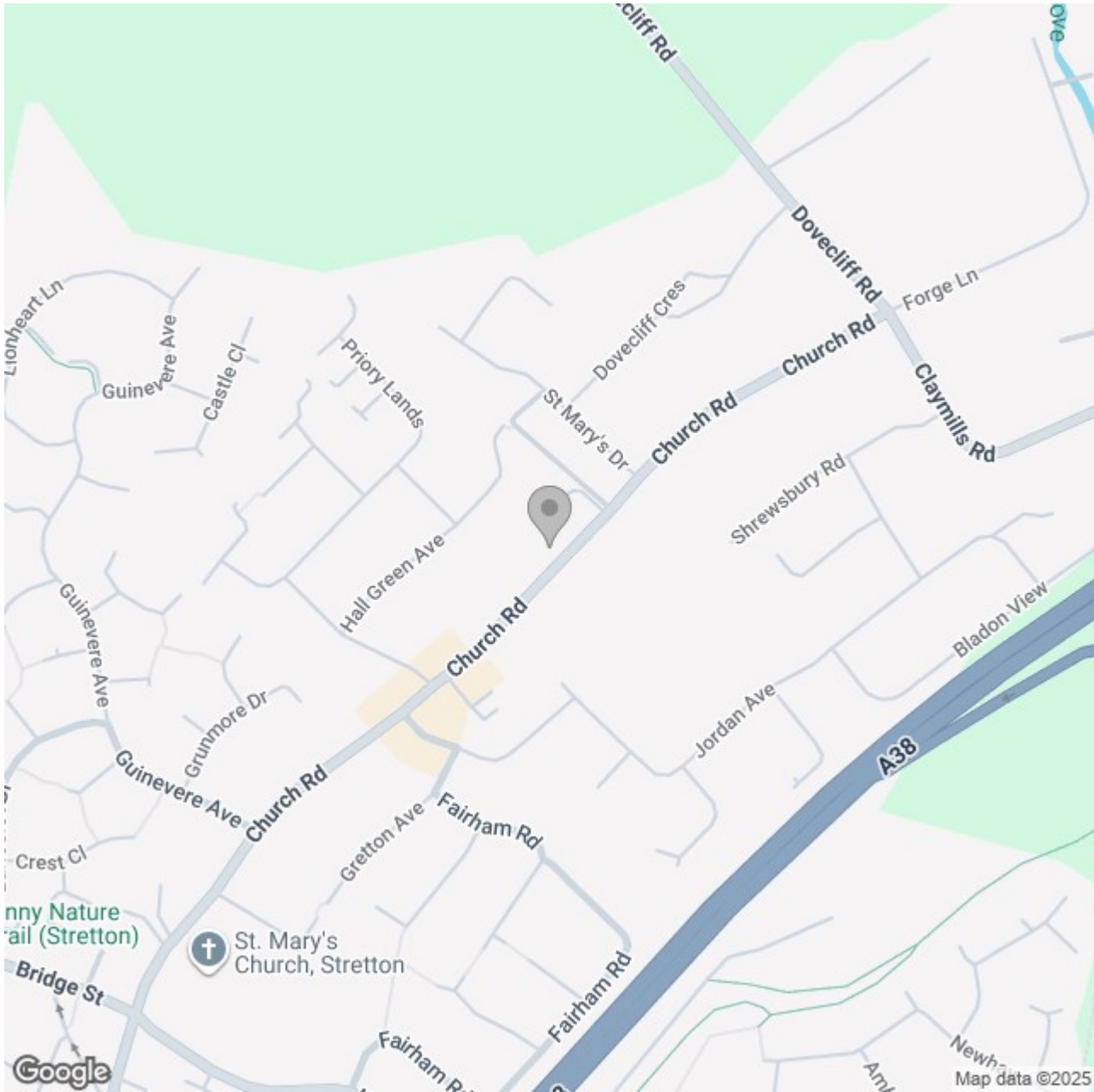
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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