





This superb period-style terraced home has been thoughtfully extended and enhanced by the current owners to offer stylish, well-presented accommodation throughout. The property features gas central heating and UPVC double glazing, blending traditional charm with modern convenience. Benefitting from being in the John Taylor catchment.

The ground floor comprises a welcoming lounge with an elegant open fireplace, a spacious dining area with original character features, and a well-equipped kitchen fitted with matching units, wood block work surfaces, and a ceramic sink.

To the first floor, there are two good-sized bedrooms and a generous four-piece family bathroom complete with a separate shower cubicle and bath.

Externally, the property enjoys a large rear garden laid to lawn with a patio area—perfect for outdoor entertaining—as well as the rare benefit of a private rear parking space, a sought-after feature for homes of this period.



Lounge

Entered via a composite front door, this welcoming lounge features a UPVC double-glazed window to the front elevation, allowing plenty of natural light. The room boasts an open fireplace with an original-style surround and tiled hearth, complemented by timber panelling and a feature TV wall. Decorative coving, a ceiling rose, and a central heating radiator with an attractive cover add character. A staircase rises to the first-floor landing, with an open plan layout leading through to:

Dining Area

A stylish and versatile space with a UPVC double-glazed window overlooking the rear elevation. The dining area includes an original panelled cupboard, feature wall panelling, a focal fireplace with an oak timber mantle, central heating radiator with cover, smoke alarm, and a ceiling rose. An internal timber door provides access to the kitchen.

Kitchen

Enjoying dual-aspect UPVC double-glazed windows to the rear and side elevations, the kitchen offers a range of matching base and wall-mounted units with wood block preparation surfaces and drop-edge detail. Integrated appliances include an electric oven, grill, and extractor fan, alongside a ceramic sink with mixer tap. There is plumbing and space for freestanding under-counter white goods and appliances. The kitchen also houses the combination gas boiler and provides access to the rear via a UPVC double-glazed door.

Landing

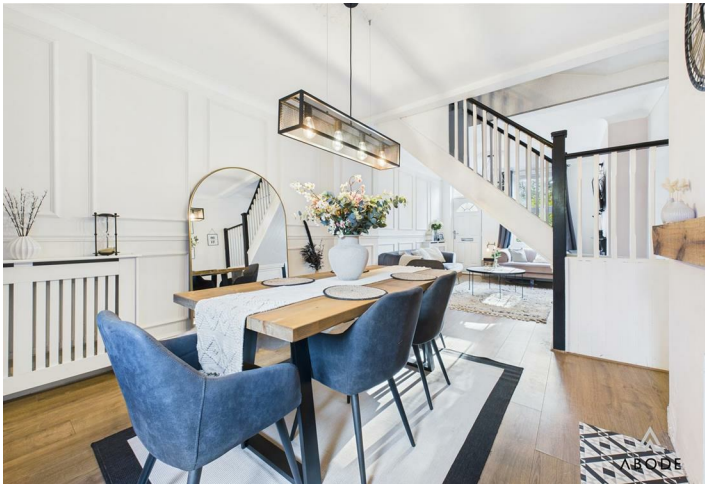
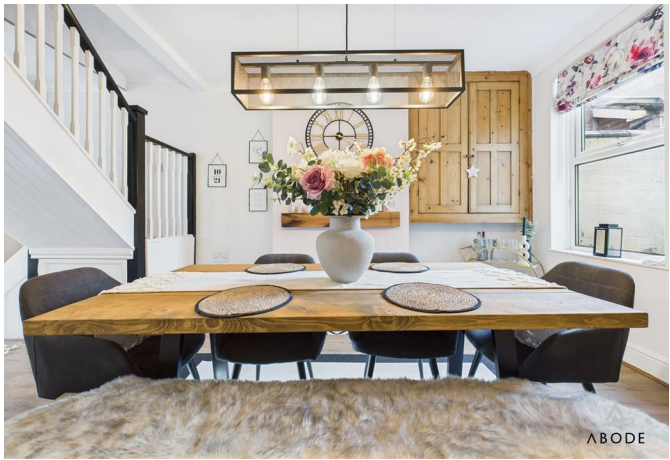
With smoke alarm and timber panel doors providing access to the bedrooms and family bathroom.



Bedroom One

A generous double bedroom featuring a UPVC double-glazed window to the front elevation, original timber panelled flooring, built-in double and single wardrobes, TV aerial point, ceiling spotlights, and a central heating radiator.







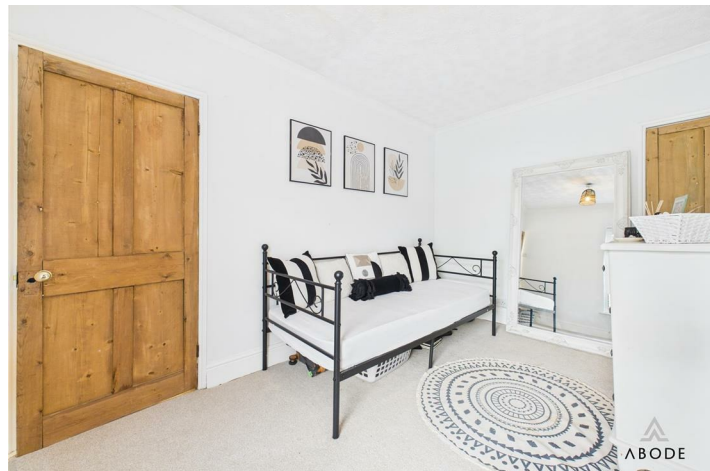
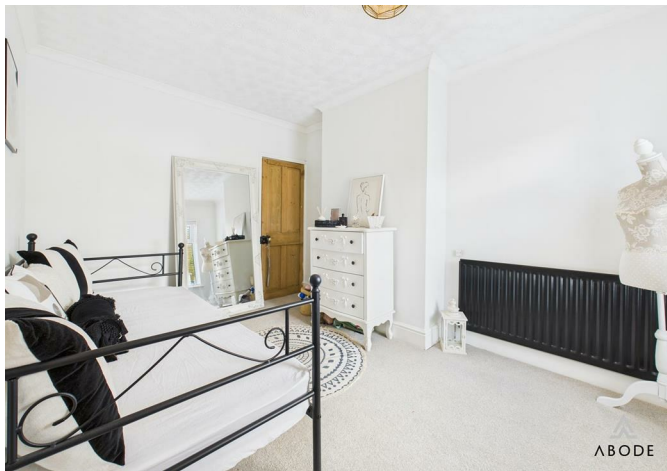
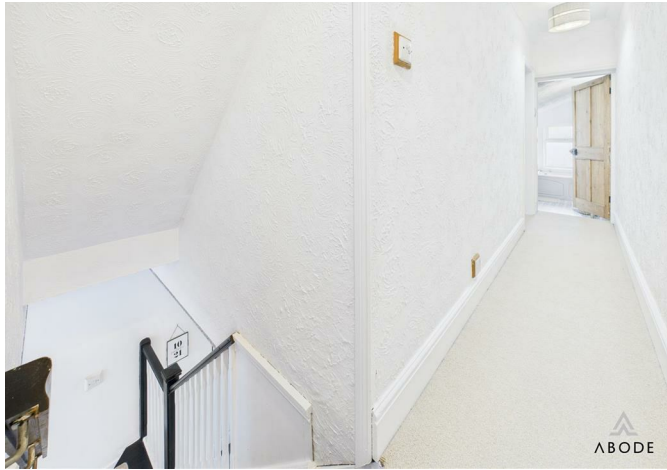
Bedroom Two

A well-proportioned second bedroom with a UPVC double-glazed window to the rear, central heating radiator, built-in storage cupboard with hanging rails, and access to the loft space via a loft hatch.

Family Bathroom

Featuring a UPVC double-glazed frosted window to the rear elevation, this four-piece suite comprises a low-level WC, pedestal wash hand basin with chrome fittings and tiled splashback, panelled bath with complementary wall tiling, separate shower cubicle, and a heated towel radiator.



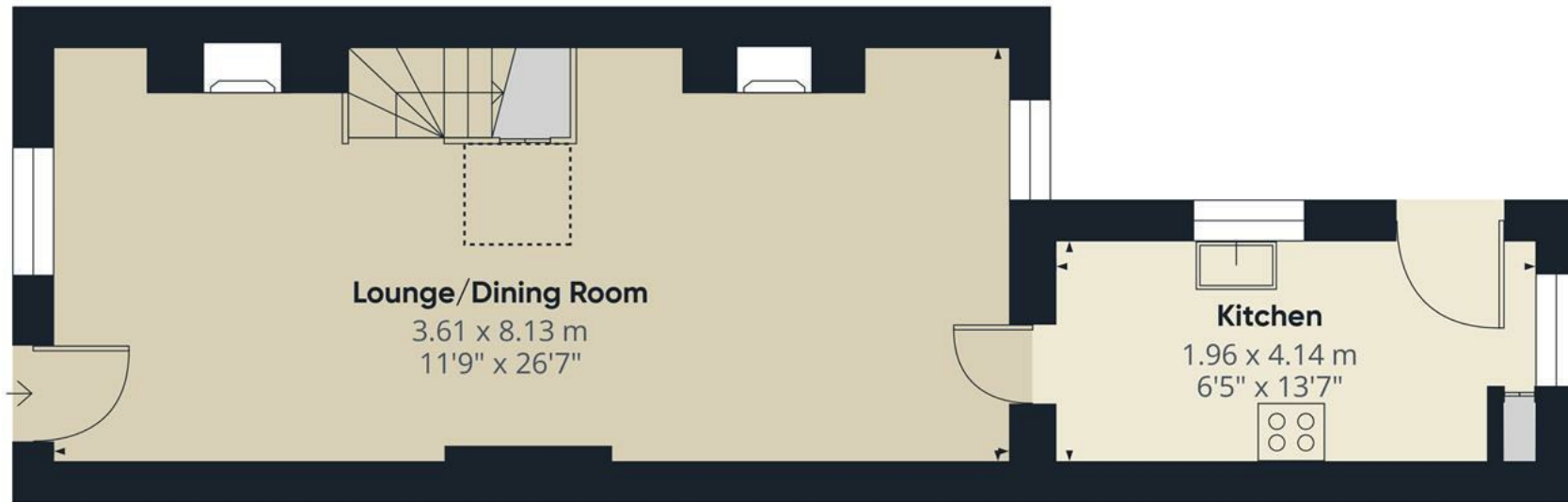








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Approximate total area⁽¹⁾

69.1 m²

743 ft²

Reduced headroom

0.7 m²

8 ft²

(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.

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