





****SOLAR PANELS** **DRIVEWAY BEING REFURBISHED**** This well-presented two-bedroom semi-detached home offers spacious and modern accommodation across two floors, with the benefit of a large rear garden and off-street parking. Internally, the property features a stylish open-plan lounge diner with access to a bright conservatory, a recently fitted kitchen, and a ground floor cloakroom. Upstairs, there are two generous double bedrooms and a modern family bathroom. The property is ideally suited to first-time buyers, small families, or those looking to downsize, and is positioned within easy reach of local amenities and transport links.



Accommodation

Please note the driveway is being refurbished, new photographs coming soon.

Ground Floor

A composite front entrance door opens into a welcoming hallway with stairs rising to the first floor. To the right, a door leads into a spacious lounge diner, enjoying a dual aspect with a double-glazed window to the front elevation and double doors to the rear, opening into a conservatory. The lounge diner features wood-effect flooring, a central fireplace, and ample space for both seating and dining arrangements. The conservatory has a vaulted ceiling and French doors that open onto the rear garden, providing a relaxing space with views of the outdoor area. From the lounge diner, a door leads through to the kitchen, which is fitted with a contemporary range of shaker-style wall and base units with wood-effect worktops, integrated oven and hob, metro tile splash backs, and space for white goods. A rear hallway off the kitchen gives access to a stylish WC cloakroom with fitted vanity units and modern décor.

First Floor

The first floor landing provides access to two well-proportioned double bedrooms. The front bedroom benefits from two double glazed windows, allowing for plenty of natural light and offering room for freestanding furniture. The rear bedroom includes a built-in mirrored wardrobe and overlooks the rear garden. The modern family bathroom is finished with white tiled walls and flooring, and includes a three-piece suite comprising a panelled bath with

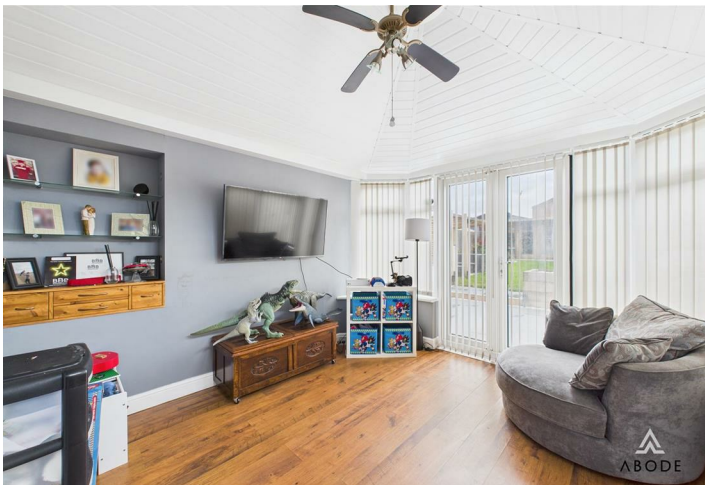


electric shower over, pedestal wash hand basin, and low-level WC, along with a chrome heated towel rail and opaque window to the rear elevation.

Outside

To the front of the property is a gravelled and paved driveway providing off-street parking for multiple vehicles, with side access leading to the rear. The rear garden is a particular highlight, being a fantastic size and thoughtfully landscaped. It features a large lawn bordered by timber fencing, a paved patio seating area adjacent to the house,

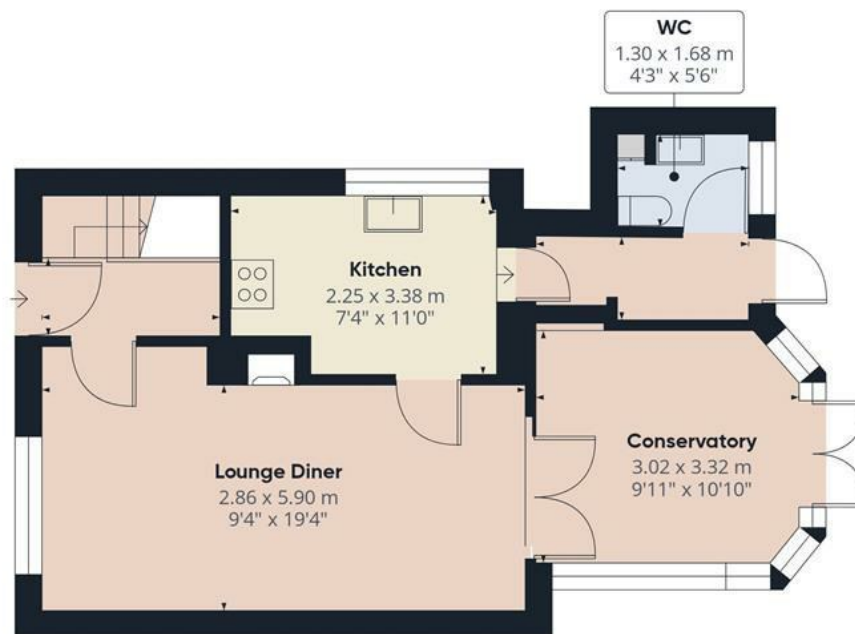




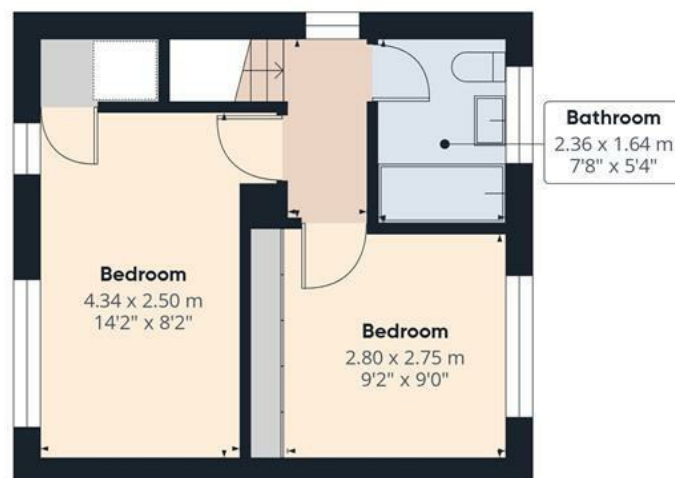


and two raised planters with gravel beds and a pathway between. A modern pergola with screening panels provides a shaded outdoor seating area, while at the far end of the garden is a large timber outbuilding currently used as a summerhouse or garden room, offering flexible potential for entertaining, working from home, or hobby use.





Floor 0



Floor 1

Approximate total area⁽¹⁾

71.6 m²

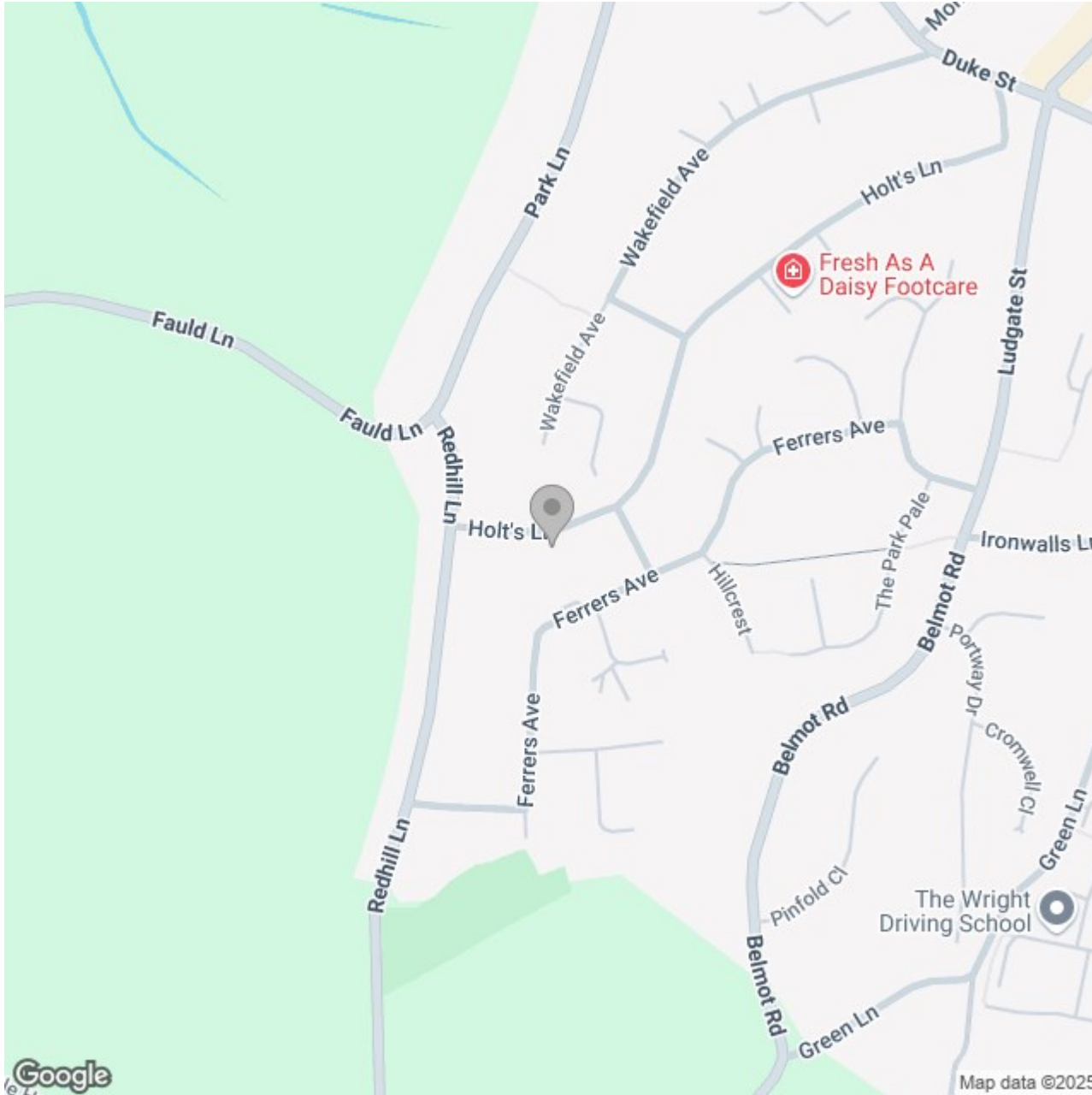
772 ft²

(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 	