



- An extremely well presented semi-detached home
- Extended to the rear creating a spacious lounge dining room
- Light and airy fitted kitchen providing a good range of units
- Three bedrooms, ground floor shower room, gas central heating
- Ample parking, carport and large garage with utility area
- Fully enclosed and very secure, sunny garden to rear



"An extremely well presented, semi-detached house which has been extended to the rear, enjoying a sunny enclosed rear garden and plenty of parking".

The accommodation comprises, entrance hallway with doors to, a spacious lounge dining room with Velux window to the extension roof and patio doors opening directly onto the garden. An attractive fitted kitchen with a good range of units and an abundance of natural light. A recently installed shower room with walk-in enclosure. On the first floor are three bedrooms. The property benefits from gas central heating with a central heating boiler installed in 2021 and full double glazing.

Outside to front there is a private drive providing parking for two to three vehicles and level garden. There is an attached carport and garage with remotely operated electric roller door, the garage is a really good size with an additional utility area, has power, lighting and door opening onto garden. To the rear is a fully enclosed and level garden paved to lawn and patio with a pleasant sunny aspect.

Tenure: Freehold. **Council Tax Band:** B.





Floor 0



Floor 1

Approximate total area⁽¹⁾

915.36 ft²

Reduced headroom

8.53 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 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 are based on RICS IPMS 3C standard.

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