



- A smart and modern semi-detached home in good order
- Feature kitchen dining room with a good range of units, ground floor cloakroom
- A light and bright lounge with media wall and doors to garden
- Three bedrooms, ensuite shower room and family bathroom
- Private side driveway leading to a good size garage
- Fully enclosed garden, which is extremely secure and private



"A smart, modern semi-detached home boasting a feature kitchen dining room and a light and airy lounge with patio doors opening onto a maintenance free and very private garden". Located within easy level walking distance of primary and secondary schools. Regular public transport and local shops are also within easy reach.

The accommodation comprises an entrance hallway with handy cloakroom. There is a feature kitchen dining room with an attractive range of fitted units and ample space for a dining table. Beneath the stairs is a bespoke fitted storage cupboard. The lounge is light and bright with a media wall and patio doors onto the private garden. On the first floor are three bedrooms, the master bedroom enjoys an ensuite there is also a family bathroom. Gas central heating and double glazing.

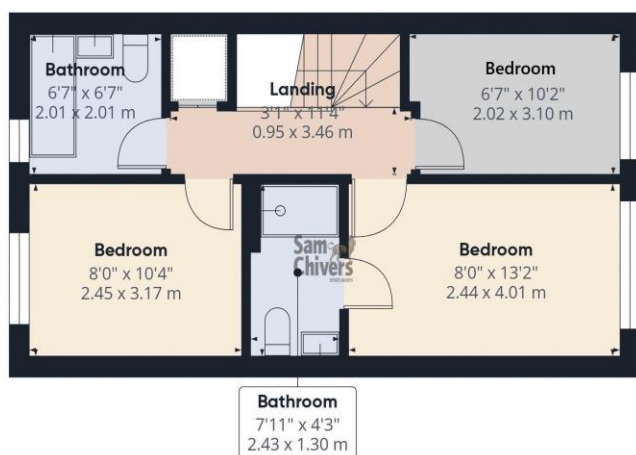
Outside to front is a smart level garden with cobbled pathway, to the side a private drive which leads to the garage. Pathway and timber gate leading into an extremely secure and very private garden having cobbled path and patio bordered by artificial lawn.

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





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

932 ft²
86.6 m²

Reduced headroom

13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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21-38	F		
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