



\*\* THREE BEDROOM SEMI DETACHED \*\* WELL PRESENTED \*\* STYLISH INTERIOR \*\* LANDSCAPED REAR GARDEN \*\* GARAGE \*\* CONSERVATORY \*\* SOUGHT AFTER CUL-DE-SAC LOCATION \*\* Nestled at the end of a quiet cul-de-sac in a sought-after location, this charming three-bedroom semi-detached home offers an ideal living space. The interior includes an entrance hallway, a well-equipped kitchen, a generous lounge spanning the full width of the house, a spacious dining conservatory, three comfortable bedrooms, and a family bathroom. Outside, you'll find a side garage, driveway parking, and a lovely garden.







This attractive property has true curb appeal with its smart, well-proportioned design featuring a charming bay window, side garage, rear conservatory, canopied entrance, and a decorated double-glazed door opening into the downstairs living accommodation. A driveway at the front provides offroad parking.

#### **ENTRANCE HALLWAY**

Upon entering, you are greeted by a modern, stylish interior with stairs leading to the first floor and doors opening to the kitchen and living room.

#### **KITCHEN**

The kitchen boasts a double-glazed raised bay window to the front, complemented by white base units, laminate work surfaces, matching wall cupboards, a sink unit with mixer tap and tiled splash-backs, a slot-in oven, extractor unit, and spaces for additional appliances. A convenient door leads to the garage.

## LOUNGE

The spacious lounge features carpeted flooring, contemporary ceiling spotlights, and a double-glazed sliding patio door opening to the conservatory.

## **CONSERVATORY**

A half-brick construction with decorative leaded doubleglazed windows on three sides, double doors opening to the charming rear garden, and elegant tiled flooring.

## TO THE FIRST FLOOR

Upstairs, the property offers three well-presented, generously sized bedrooms, with the first bedroom spanning the entire width of the house. There is also a fantastic family bathroom, fully modernised with excellent finishing touches.

## **OUTSIDE**

The property boasts a delightful and private rear garden, fully enclosed with fencing, featuring a split-level patio area and a well-maintained lawn. At the end of the garden, there is a gravel section and a garden shed. Convenient access to the rear of the garage is also available from the garden

## Hall

Kitchen

10'7" x 8'11" (3.23m x 2.72m)

Living Room

Conservatory

Landing

**Bedroom 1** 

**Bedroom 2** 

**Bedroom 3** 

Garage

13'4" x 14'11" (4.07m x 4.57m)

9'1" x 11'3" (2.78m x 3.43m)

9'3" x 15'1" (2.82m x 4.60m)

8'10" x 7'10" (2.71m x 2.39m)

6'5" x 6'9" (1.98m x 2.08m)

20'0" x 7'8" (6.12m x 2.34m)









# **Ground Floor** Approx. 59.4 sq. metres (639.5 sq. feet) Conservatory 2.78m x 3.43m (9'2" x 11'3") First Floor Approx. 33.9 sq. metres (364.6 sq. feet) Bedroom 1 2.82m (9'3") x 4.60m (15'1") max Living Room 4.07m x 4.57m (13'4" x 15') Garage 6.12m x 2.34m (20'1" x 7'8") Landing Bathroom Xitchen 3.23m (10'7") max x 2.72m (8'11") Bedroom 2 2.71m x 2.39m (8'11" x 7'10") Bedroom 3 1.98m x 2.08m (6'6" x 6'10") Hall

Total area: approx. 93.3 sq. metres (1004.1 sq. feet)

