



- **Energy Rating - D**
- **Three Bedrooms**
- **Modern Kitchen**
- **Off-Street Parking**
- **Sizeable Rear Garden**

- **Semi-Detached Family Home**
- **Open Living Area**
- **Downstairs Office & W/C**
- **Garage**
- **No Onward Chain**

Tucked back from the main road, this fantastic semi-detached home offers a peaceful retreat while still being within easy reach of local amenities. With plenty of space inside and out, this home is perfect for a growing family and is ready to move straight into.

Stepping inside, you're welcomed by a hallway that leads to the heart of the home. The ground floor has been thoughtfully opened up, allowing the sitting room, dining area, and kitchen to flow seamlessly, ideal for modern family living. The kitchen leads to a practical home office, a convenient W/C, and internal access to the garage. At the rear, a conservatory overlooks the garden, offering an additional space to relax and unwind.

Upstairs, there are three well-proportioned bedrooms, two of which are doubles, along with a modern shower room.

Outside, the property benefits from off-street parking to the front and a garage, providing extra storage or parking options. The generous rear garden is a fantastic space for families or keen gardeners, featuring a decking area, artificial lawn, and mature shrubbery. It enjoys sunlight throughout the day, making it the perfect spot to relax or entertain. There's also a greenhouse and a good-sized shed, which could be used as a workshop or hobby space.

The location is ideal, with Bridge Farm Primary School and Sunshine Preschool within walking distance, along with shops, parks, pubs, and bus stops, making it a convenient and well-connected place to call home.

A wonderful family home in a quiet yet accessible location - don't miss out!

Sitting/Dining Room 14'08 (max) x 14'04 (4.47m (max) x 4.37m)

Kitchen 8'11 x 8'04 (2.72m x 2.54m)

Conservatory 17'3" x 9'6" (5.28 x 2.91)

Office 9'11" max x 7'6" (3.04 max x 2.31)

W/C 4'4" x 2'8" (1.34 x 0.83)

Bedroom One 11'05 x 9'03 (3.48m x 2.82m)

Bedroom Two 10'11 x 9'03 (3.33m x 2.82m)

Bedroom Three 8'05 x 8'01 (2.57m x 2.46m)

Shower Room 7'11 x 5'05 (2.41m x 1.65m)

Garage 15'05 x 7'11 (4.70m x 2.41m)

Tenure - Freehold

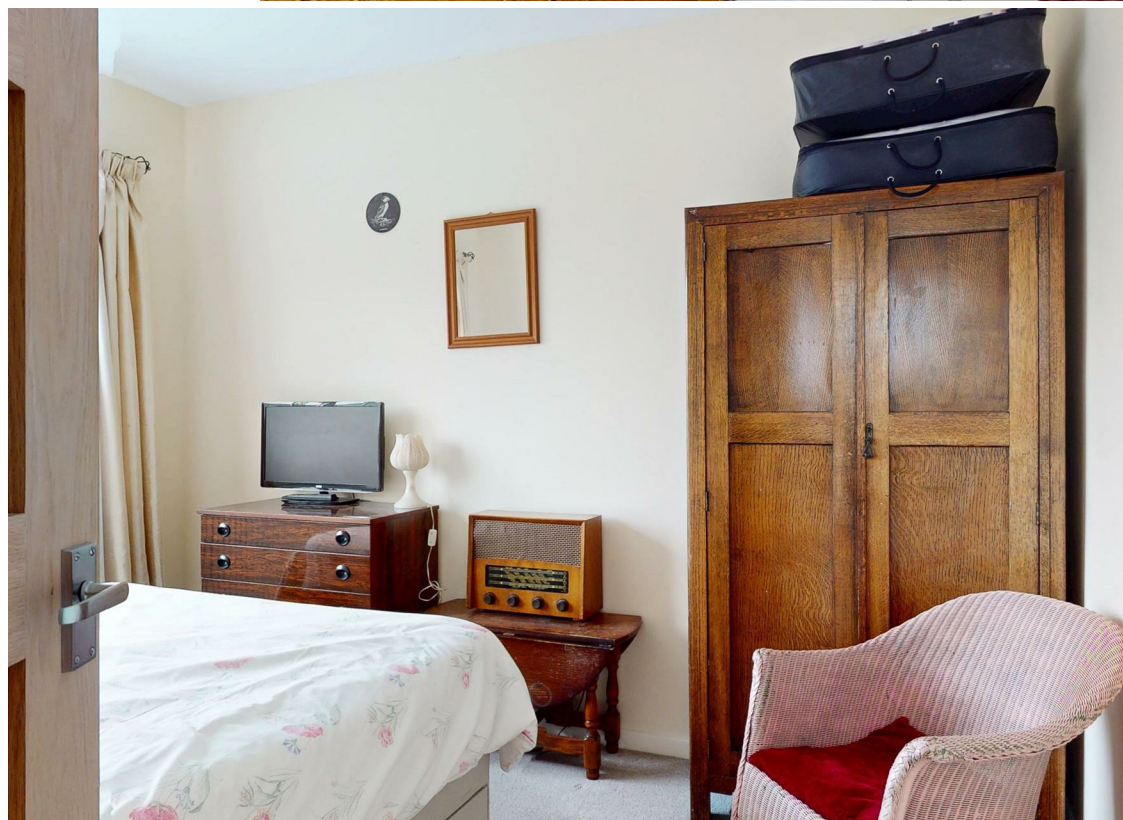
Council Tax Band - C







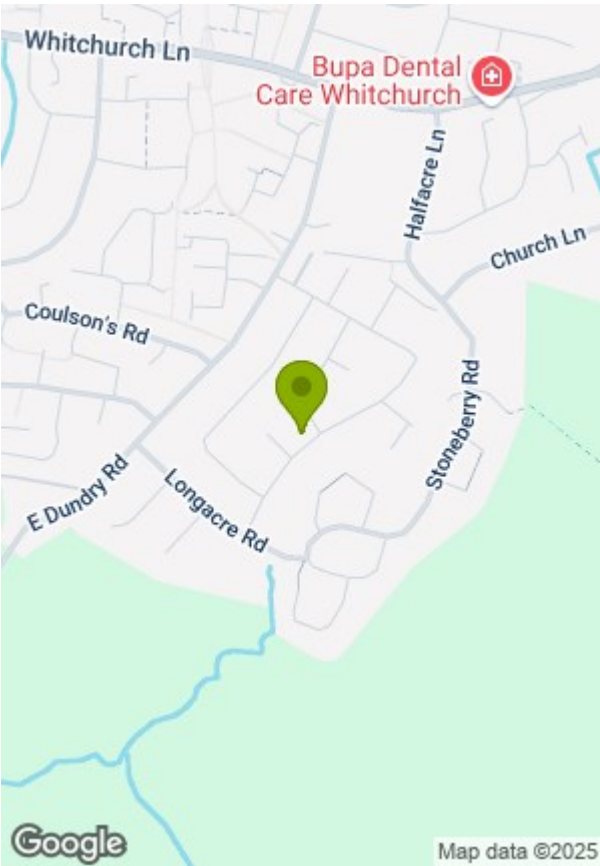








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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		68			85
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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