



- **Energy Rating - C**
- **Southerly Facing Garden**
- **Porch**
- **Bay Fronted Living Room**
- **UPVC Double Glazing & Gas Central Heating**

- **Three Bedroom Home**
- **Driveway Providing Off-Street Parking**
- **Kitchen/Diner**
- **Brick Built Storage Shed**
- **Close To Local Amenities**

Greenwoods is thrilled to present this charming and spacious three-bedroom semi-detached home, now available to the market with an added advantage.

As you arrive, the property greets you with a welcoming porch, offering ample space for coats, shoes, and a warm first impression of the home. A driveway at the front provides convenient off-street parking, adding to the home's practicality.

Stepping inside, the cozy lounge features a beautiful bay-fronted window, providing plenty of natural light and an inviting space for relaxation. Adjacent to the lounge, the expansive kitchen-diner offers generous countertop space and a versatile layout that includes a spacious dining area. This space doubles as a second reception room and enjoys direct access to the rear garden—ideal for family meals, entertaining guests, or simply enjoying the outdoors.

Upstairs, the first floor offers two well-proportioned double bedrooms, one complete with built-in wardrobes, and a versatile single bedroom ideal for a child's room or a home office. Completing the upper level is a spacious, well-presented bathroom featuring a shower over the bath.

Outside, the enclosed south-facing garden provides a private and tranquil retreat, thoughtfully laid to patio and low-maintenance astroturf, with the added benefit of a brick-built storage shed.

Additional highlights include UPVC double glazing throughout and gas central heating powered by a modern combination boiler, ensuring year-round comfort and efficiency.

This delightful home is conveniently situated close to local shops, reputable schools, reliable bus routes, and essential amenities—offering a blend of comfort and practicality for its fortunate new owners.

Don't miss the opportunity to make this versatile and welcoming property your new home!

Living Room 13'4" x 9'8" (4.07 x 2.95)

Kitchen/Diner 18'2" x 9'6" (5.55 x 2.90)

Bedroom One 12'7" x 11'0" (3.85 x 3.37)

Bedroom Two 13'10" max x 9'4" (4.24 max x 2.85)

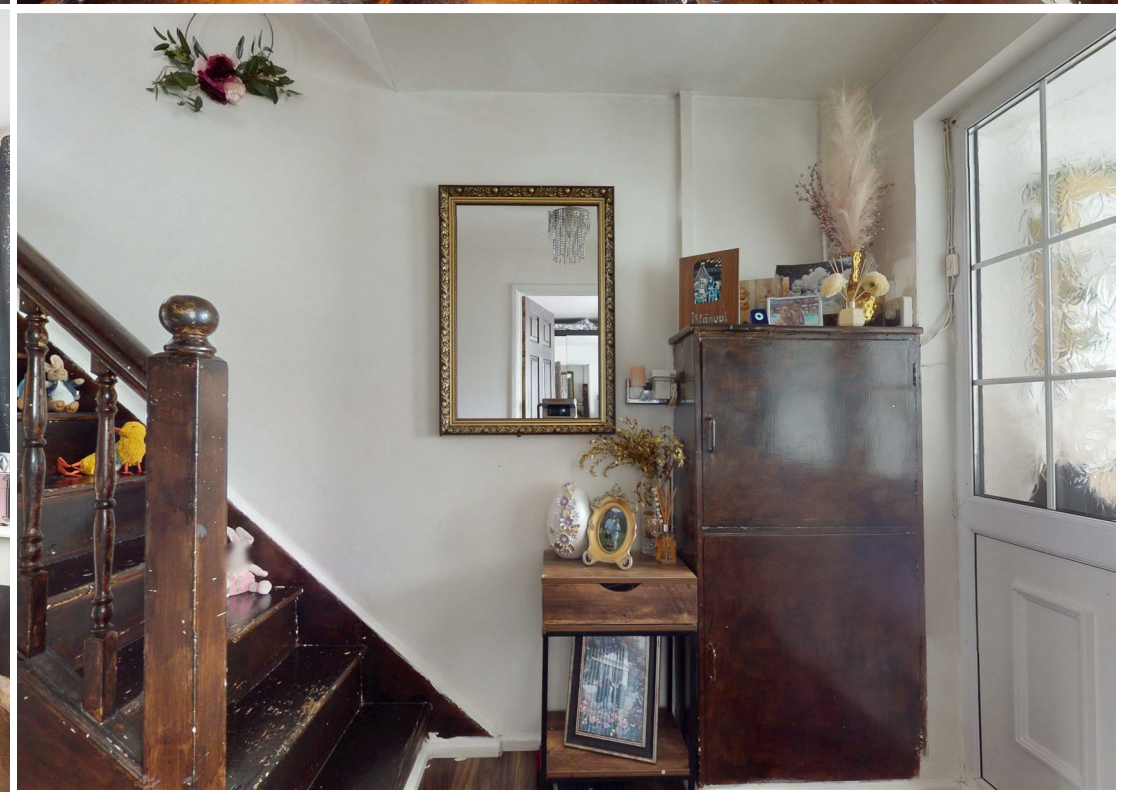
Bedroom Three 9'8" x 8'9" (2.96 x 2.68)

Bathroom 7'8" x 5'5" (2.36 x 1.67)

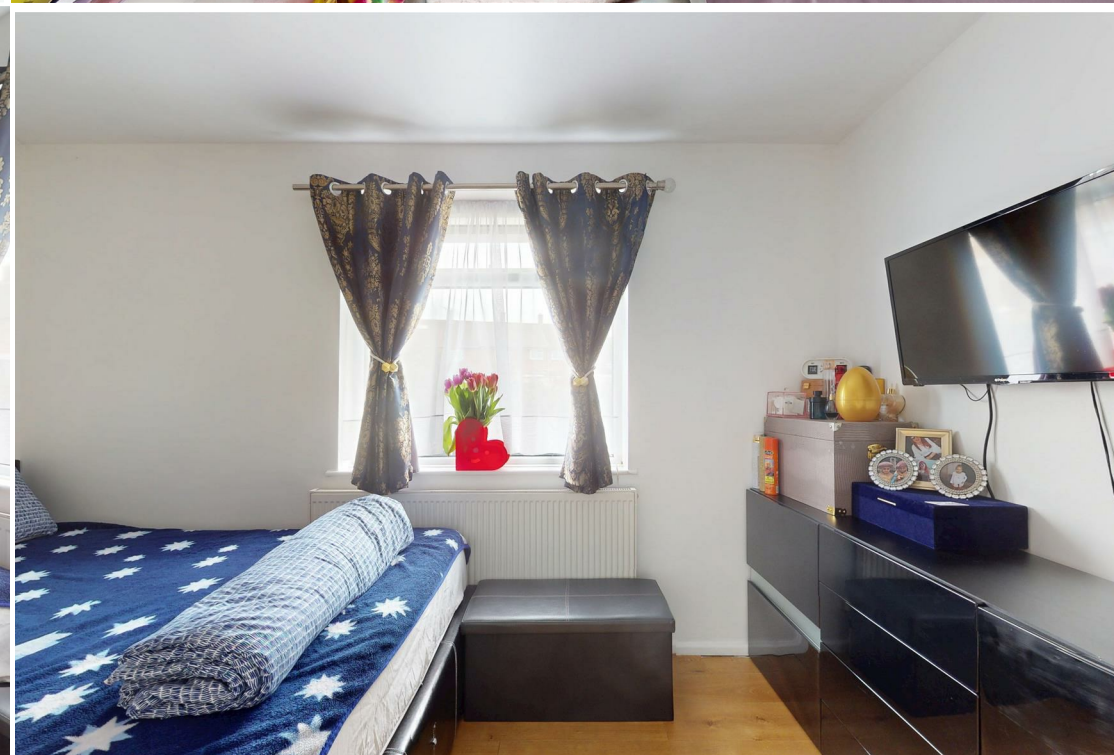
Tenure - Freehold

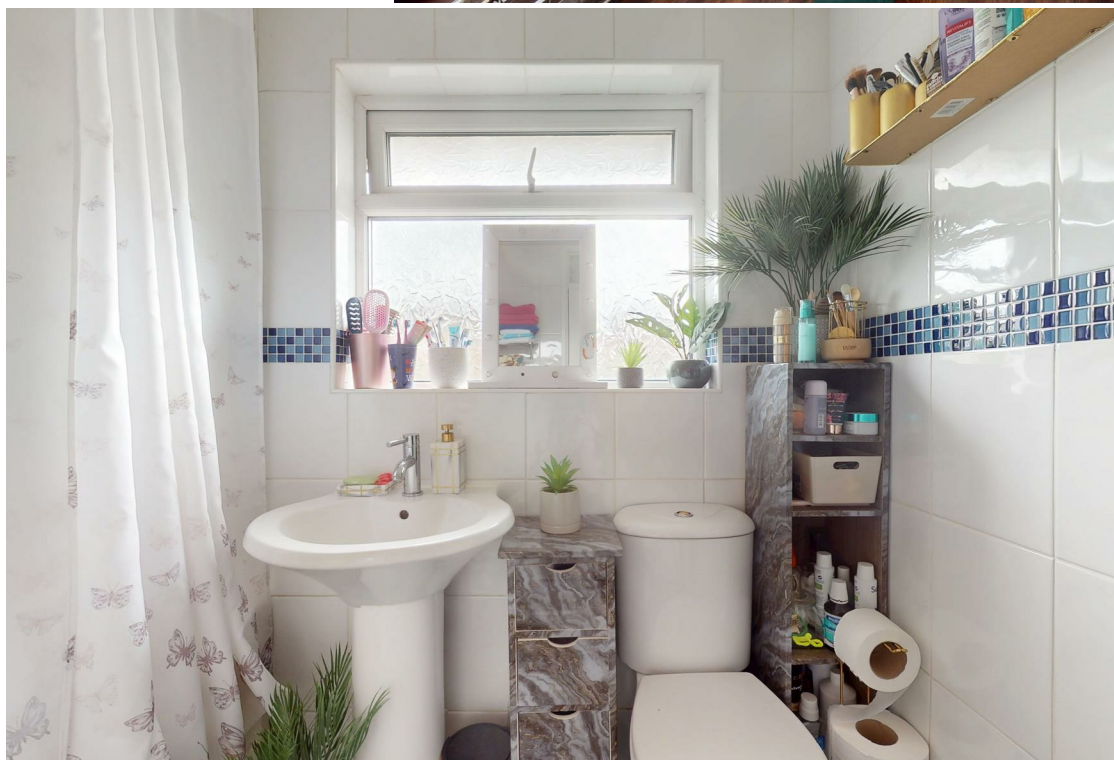
Council Tax Band - b





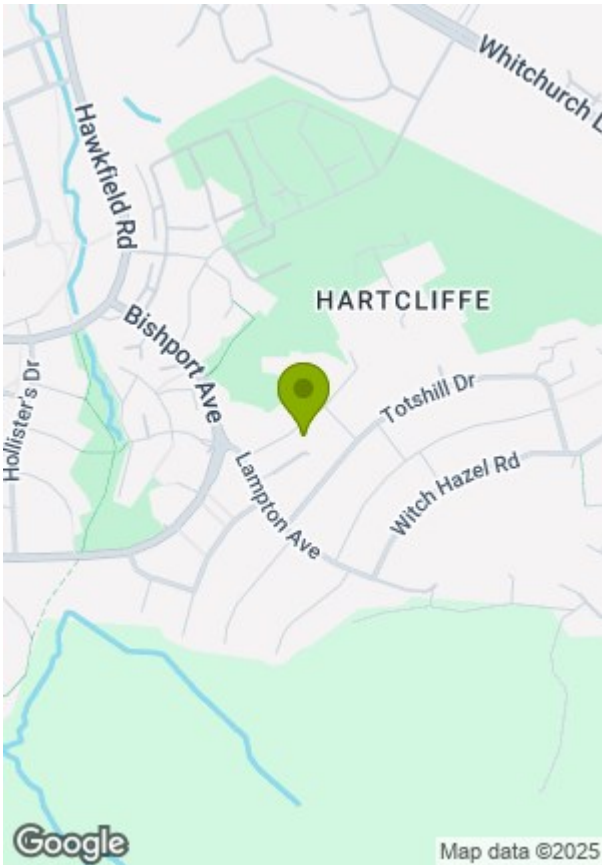








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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	72		(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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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