







This deceptively spacious semi-detached home combines period charm with light-filled rooms and an adaptable layout.

From the moment you step through the door, there's a wonderful sense of space and flow. The entrance hallway on the ground floor provides access to a versatile studio or reception room - ideal as a home office, music room or a peaceful guest suite - along with a comfortable double bedroom.

On the first floor, the heart of the home unfolds. A bright, dual aspect living room takes centre stage, featuring a broad bay window that floods the space with natural light and a door that opens to step that descend to the rear garden. The adjacent open-plan kitchen/diner has been designed for connection and easy living - whether it's cooking while chatting with guests or gathering the family for dinner at the end of the day.

The top floor is devoted to rest and relaxation. The dual-aspect primary bedroom offers a serene retreat with elevated views and space to unwind, complemented by a generously sized bathroom that invites long soaks and quiet moments of calm.

Outside, the established garden is a private sanctuary framed by mature shrubs and trees, with an expanse of lawn perfect for play, dining or simply enjoying the sunshine. A gated block-paved driveway provides secure off-road parking for two vehicles.

There's also plenty of scope to extend or personalise the property, stpp, giving you the freedom to adapt and evolve the home over time as your needs change.



## **Ground Floor**

### **Entrance Hallway**

### **Bedroom Two**

13' 5" Max x 10' 3" ( 4.09m Max x 3.12m )

### **Studio/Reception Room**

13' 5" x 10' 4" ( 4.09m x 3.15m )

## **First Floor**

### **Landing**

### **Living Room**

13' 7" Max x 12' Plus bay window ( 4.14m Max x 3.66m Plus bay window )

### **Kitchen/Diner**

13' 5" Max x 10' 4" ( 4.09m Max x 3.15m )

## **Second Floor**

### **Landing**

### **Bedroom One**

11' 10" x 10' 3" ( 3.61m x 3.12m )

### **Bathroom**

13' 6" x 10' 6" ( 4.11m x 3.20m )

## **Outside**

### **Rear Garden**

### **Driveway Parking**

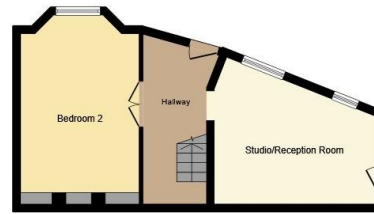












**Ground Floor**



**First Floor**



**Second Floor**

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 Band: D

Tenure: Freehold

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