



## Ladyhill Road

**£225,000**

- Immaculately maintained throughout
- Bright open-plan reception room
- Three versatile bedrooms
- Ground-floor extra double bedroom
- Private, peaceful garden
- Council tax band B
- EPC Rating: C



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## About the property

Presenting for sale this immaculate semi-detached house, perfectly positioned to take advantage of excellent public transport links, reputable nearby schools, convenient local amenities, and scenic green spaces. This property has been thoughtfully maintained to an exceptional standard and is particularly well-suited to first time buyers, families, and investors seeking a comfortable, versatile home.

Upon entry, you are welcomed into a bright open-plan reception room, offering an inviting space ideal for relaxing or entertaining guests. The well-appointed kitchen benefits from abundant natural light, creating a pleasant and uplifting atmosphere for both everyday meals and culinary creativity.

Accommodation comprises three bedrooms, including two spacious double bedrooms and a practical single bedroom—providing flexible options for sleeping arrangements, a home office, or guest accommodation. Additionally, there is a versatile extra double bedroom situated on the ground floor, perfectly suited to use as a fourth bedroom or as a relaxing sitting room, according to your requirements.

The property is enhanced by its private garden—a peaceful retreat for outdoor dining, gardening, or play—perfectly complementing the home's internal living space. Falling within Council Tax Band B, the house provides an attractive blend of value and quality.

Offering both adaptability and an immaculate interior, this house stands out as an excellent find in a desirable location.

## Accommodation

### Kitchen

15' 1" max x 9' 8" ( 4.60m max x 2.95m )

### Living Room & Dining Room

13' 1" max x 15' 7" max ( 3.99m max x 4.75m max )

### Bedroom One

10' 2" x 12' 5" ( 3.10m x 3.78m )

### Bedroom Two

10' 8" max x 9' 2" max ( 3.25m max x 2.79m max )

### Bedroom Three

8' 9" x 7' 5" ( 2.67m x 2.26m )

### Conservatory Room

11' 8" x 11' 5" ( 3.56m x 3.48m )





## Floorplan



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