



 **3**
Bedrooms

 **1**
Bathroom

 **2**
Receptions



- THREE-BEDROOM SEMI-DETACHED
- SPACIOUS BAY-FRONTED LIVING ROOM
- MODERN OPEN-PLAN KITCHEN/DINER
- RECENTLY RENOVATED KITCHEN
- LARGE ENTRANCE HALLWAY AND HANDY DOWNSTAIRS WC
- UTILITY ROOM
- TWO DOUBLE BEDROOMS
- MODERN FAMILY BATHROOM
- GENEROUS PRIVATE GARDEN
- LOFT ROOM ABOVE GARAGE

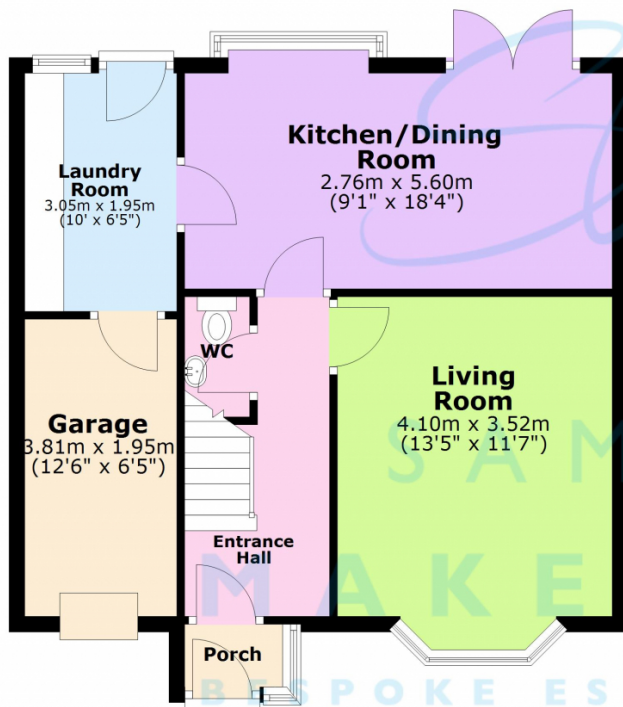


“Don’t worry, be happy!” And what better reason to smile than this charming three-bedroom semi-detached family home, full of character, modern updates, and space to grow? From the moment you arrive, you’ll appreciate the property’s unique design, high ceilings, and welcoming atmosphere. Tucked away with a stunning private garden and direct access to a peaceful woodland walk, it’s a tranquil retreat that’s ready for its next chapter—and the best part? **It’s chain-free!** Step through the porch into a spacious entrance hallway, leading into a generously sized reception room. Currently used as a living room, it features a beautiful bay window and a cosy log burner—perfect for year-round comfort and relaxation. To the rear of the home, the open-plan kitchen and dining area is a true heart-of-the-home space. Recently renovated, the bright and modern kitchen offers plenty of room for all your appliances, and French doors open onto a lovely patio—ideal for alfresco dining or summer gatherings. Just off the kitchen, a handy utility room (formerly the old kitchen) still houses some integrated appliances and offers direct access to the garage. Tucked beneath the stairs, you’ll also find a convenient downstairs WC. Upstairs, the home continues to impress with three well-proportioned bedrooms—two doubles and a generous single. The master bedroom enjoys a beautiful bay window, flooding the room with natural light. The contemporary bathroom is newly fitted, with a full-size bath and overhead shower. An unexpected bonus? A hidden cupboard in the third bedroom opens into a loft space above the garage—perfect for storage or potential conversion (STPP) Outside, the property is set back from the road, offering privacy, peace and driveway. The spacious rear garden features a smart Indian stone patio, a summerhouse, and mature trees providing a beautiful natural backdrop. A locked gate leads directly into the adjoining woodland, perfect for morning walks or exploring with the family. Located in the ever-popular **Clough Hall** area, you’ll benefit from excellent local schools, nearby shops, and easy access to commuter links. With **no onward chain**, this delightful home won’t stay available for long.

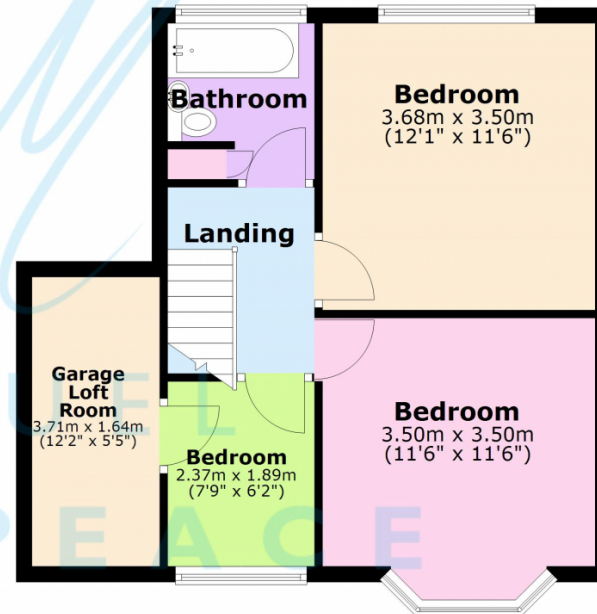
So don’t worry—be happy—and call Samuel Makpeace Bespoke Estate Agents today to arrange your viewing!



Ground Floor



First Floor



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