





Offered with no upward chain and vacant possession, this well-presented and extended three-bedroom home offers spacious, versatile accommodation ideal for modern family living.

The property is entered via a generous and welcoming hallway, leading to a bright bay-fronted lounge with feature fireplace and built-in storage. To the rear, the extended kitchen diner provides an excellent social and family hub, with ample workspace, breakfast bar, and space for appliances, all flooded with natural light from dual-aspect windows. A ground floor shower room and understairs storage complete the ground floor.

Upstairs, the home offers three bedrooms — including a spacious principal room with en-suite WC — alongside a family WC, landing with loft access, and a practical inner hallway housing the boiler and hot water tank.

Externally, the property enjoys a tiered rear garden with both patio and lawned areas, mature fruit trees, and a detached garage, offering excellent outdoor space and storage.

Located in a well-established residential area with easy access to amenities, this chain-free home presents an excellent opportunity for buyers looking to move without delay.



Hallway

A spacious and inviting entrance hall accessed via a composite double glazed front door. Featuring a staircase rising to the first-floor landing, a central heating radiator, and a UPVC double glazed window to the side elevation. The hallway also includes the master telephone socket and provides access to the main living areas via an internal door.

Lounge

A bright and welcoming reception room featuring a UPVC double glazed bay window to the front elevation. The focal point is a charming electric fireplace with a timber Adam-style surround and composite hearth. Additional features include built-in base-level storage cupboards, a telephone point, TV aerial point, and central heating radiator.







Extended Kitchen/Diner

A spacious and versatile extended kitchen diner, ideal for modern family living and entertaining. Benefiting from a UPVC double glazed window to the rear elevation and an additional UPVC unit to the side, the room is flooded with natural light. The kitchen area is fitted with a range of matching base and eye-level units with drop-edge preparation work surfaces and a convenient breakfast bar.

Integrated features include a stainless steel one-and-a-half bowl sink with mixer tap and drainer, along with space for a freestanding under-counter gas cooker with oven and grill, and further space for additional appliances. Two central heating radiators provide warmth throughout.

A useful understairs storage cupboard offers excellent utility space, housing the electrical consumer unit, gas and electric meters, eye-level shelving, and a UPVC double glazed window to the side elevation.

Shower Room

A well-appointed shower room featuring a UPVC double glazed frosted window to the rear elevation. Comprising a modern three-piece suite including a low-level WC, wash hand basin with mixer tap and tiled splashback, and a double shower cubicle with glass screen and electric shower over. Finished with complementary wall tiling, a central heating radiator, and extractor fan.

Inner Hallway

Accessed via the main landing, this practical inner hallway includes a UPVC double glazed frosted window to the side elevation. It houses the immersion hot water tank, provides eye-level shelving for storage, and accommodates the Worcester Bosch gas central heating boiler.

Landing

A bright and airy landing space featuring a UPVC double glazed window to the side elevation, providing natural light. Access to the loft is available via a ceiling hatch. Fitted with a smoke alarm and internal doors leading to all bedrooms and WC.

Bedroom One

A generously sized principal bedroom benefiting from a UPVC double glazed bay window to the front elevation, offering plenty of natural light. Complete with a central heating radiator and access to a private en-suite WC.

En-suite W.C.

Conveniently located off the main bedroom, this compact en-suite features a low-level WC, floating wash hand basin, and extractor fan.

Bedroom Two

A well-proportioned double bedroom with a UPVC double glazed window overlooking the rear garden and a central heating radiator.

Bedroom Three

A comfortable third bedroom, ideal as a single room, nursery, or home office, with a UPVC double glazed window to the rear elevation and central heating radiator.



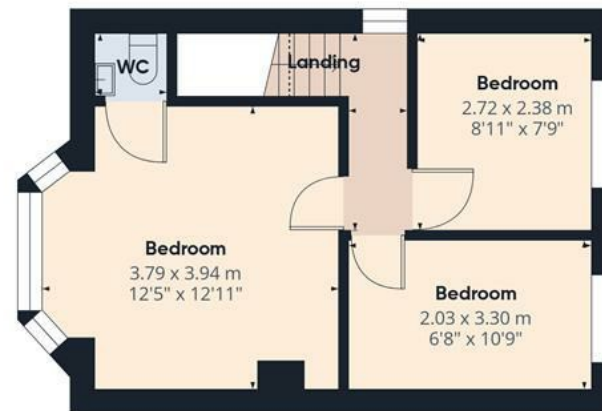








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

86.4 m²

929 ft²

(1) Excluding balconies and terraces

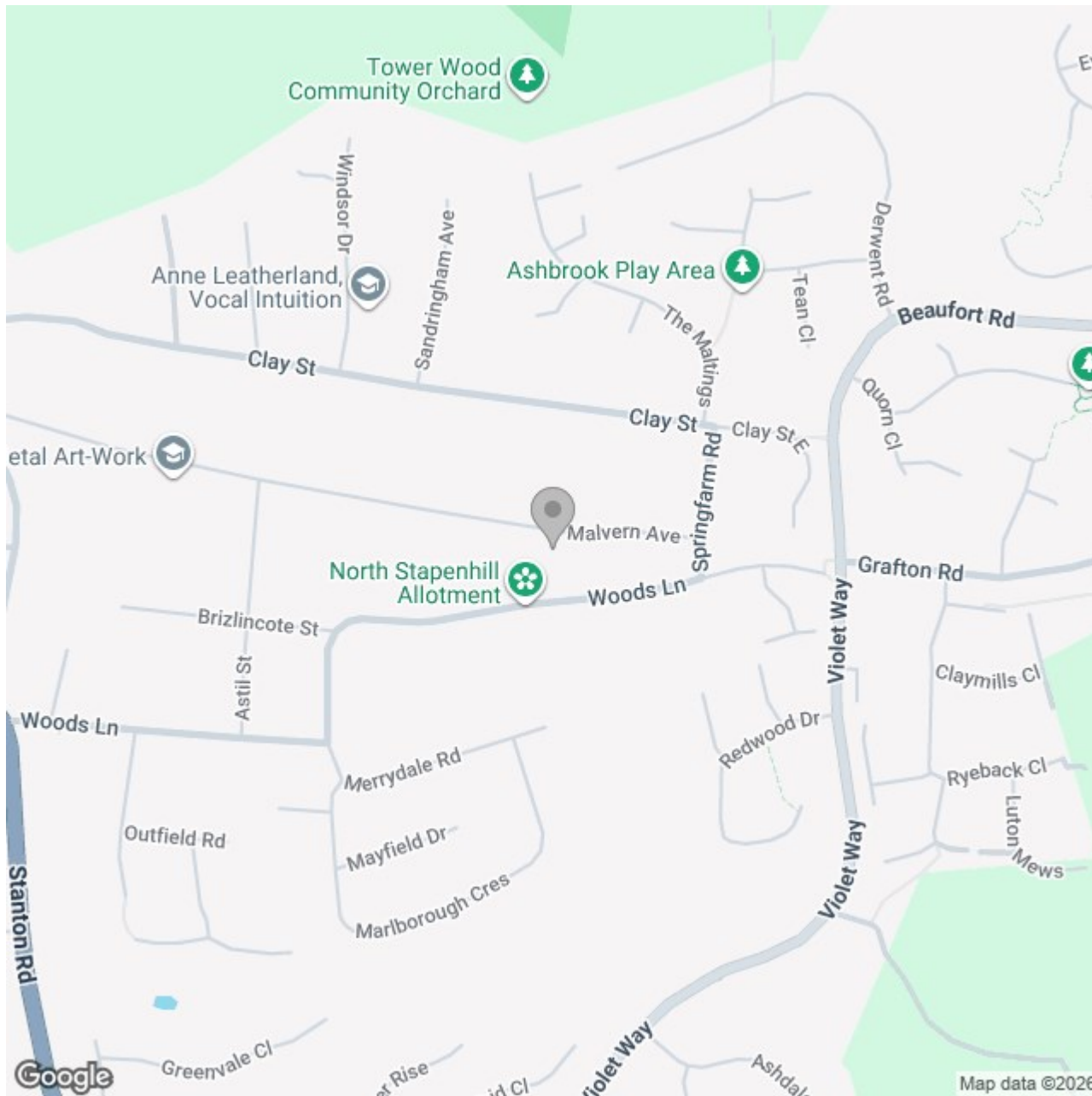
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 