





Offered for sale is this well-presented three-storey, three-bedroom home, providing a practical and versatile layout that suits a range of buyers. The accommodation is arranged over three floors and includes a generous front living room, a spacious kitchen diner with French doors to the garden, a ground floor WC, two first-floor bedrooms and a contemporary shower room, along with an impressive top-floor master suite with en-suite. Outside, the property benefits from off-street parking to the front and an enclosed rear garden with a patio and lawn.



Accommodation

Ground Floor

The accommodation opens into an entrance hallway with doors leading off and stairs rising to the first floor. A convenient ground floor WC is fitted with a modern two-piece suite. To the front aspect is a well-proportioned living room, featuring a bay window that brings in plenty of natural light and provides ample space for a variety of seating and living room furniture.

To the rear is a superb kitchen diner, fitted with a range of contemporary high-gloss wall and base units with preparation work surfaces, a built-in oven, gas hob with extractor over, and space for further appliances. The dining area offers room for a table and chairs, with French doors opening out to the patio and rear garden, making this an ideal space for everyday living and entertaining.

First Floor

The first-floor landing gives access to two bedrooms, both of which are well-proportioned and adaptable for guest use, a nursery, or a home office depending on requirements. Completing this level is a modern bathroom, fitted with a contemporary suite including a bath, wash hand basin and low-level WC.

Second Floor

The top floor is dedicated to an impressive master bedroom, offering excellent space along with useful built-in storage and the benefit of a private en-suite.



The en-suite is fitted with a shower cubicle, wash hand basin and low-level WC, creating a comfortable and self-contained principal suite.

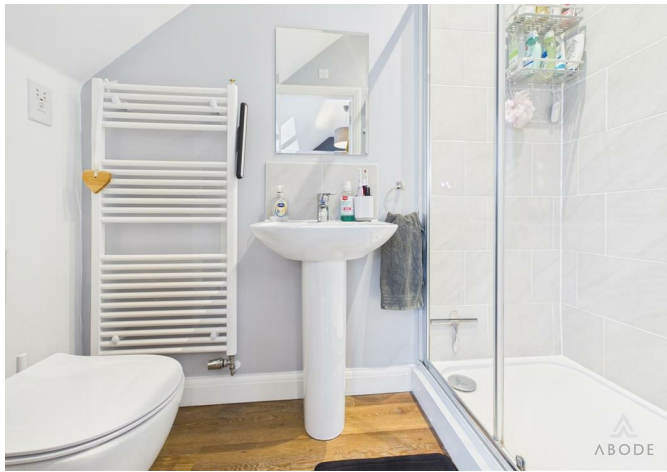
Outside

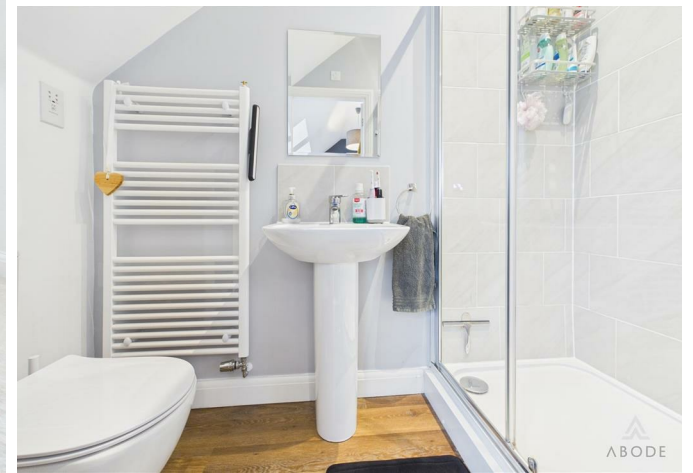
To the front elevation is a driveway providing off-street parking. The rear garden is enclosed by timber fencing and features a patio area ideal for outdoor seating, a neat lawn, and a useful timber garden shed for storage.

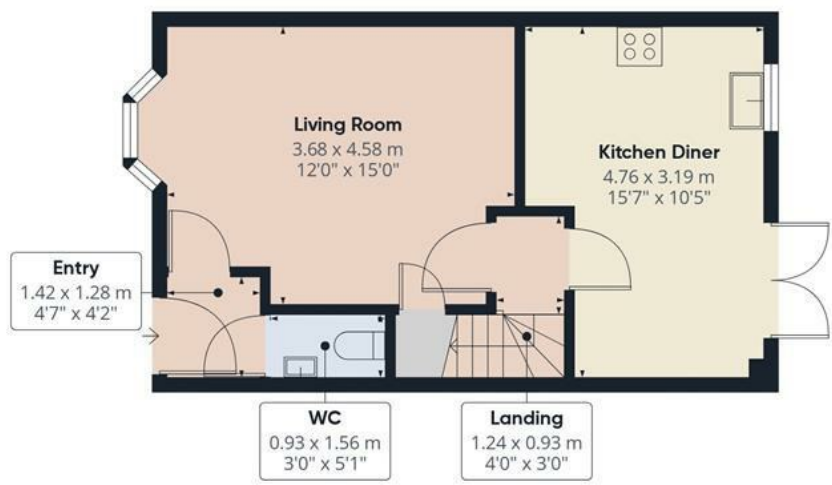




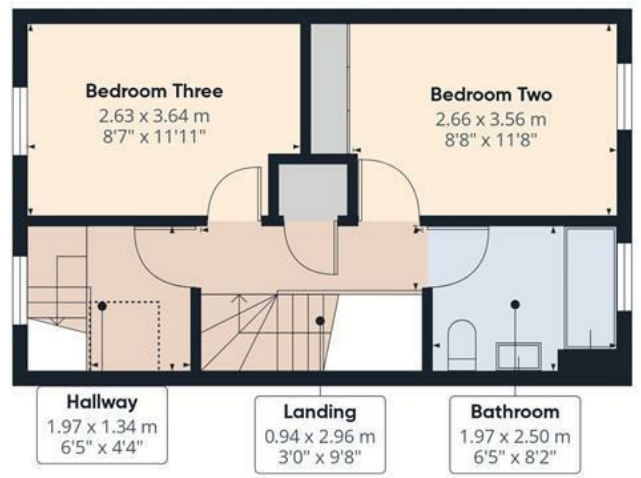








Floor 0



Floor 1



Floor 2

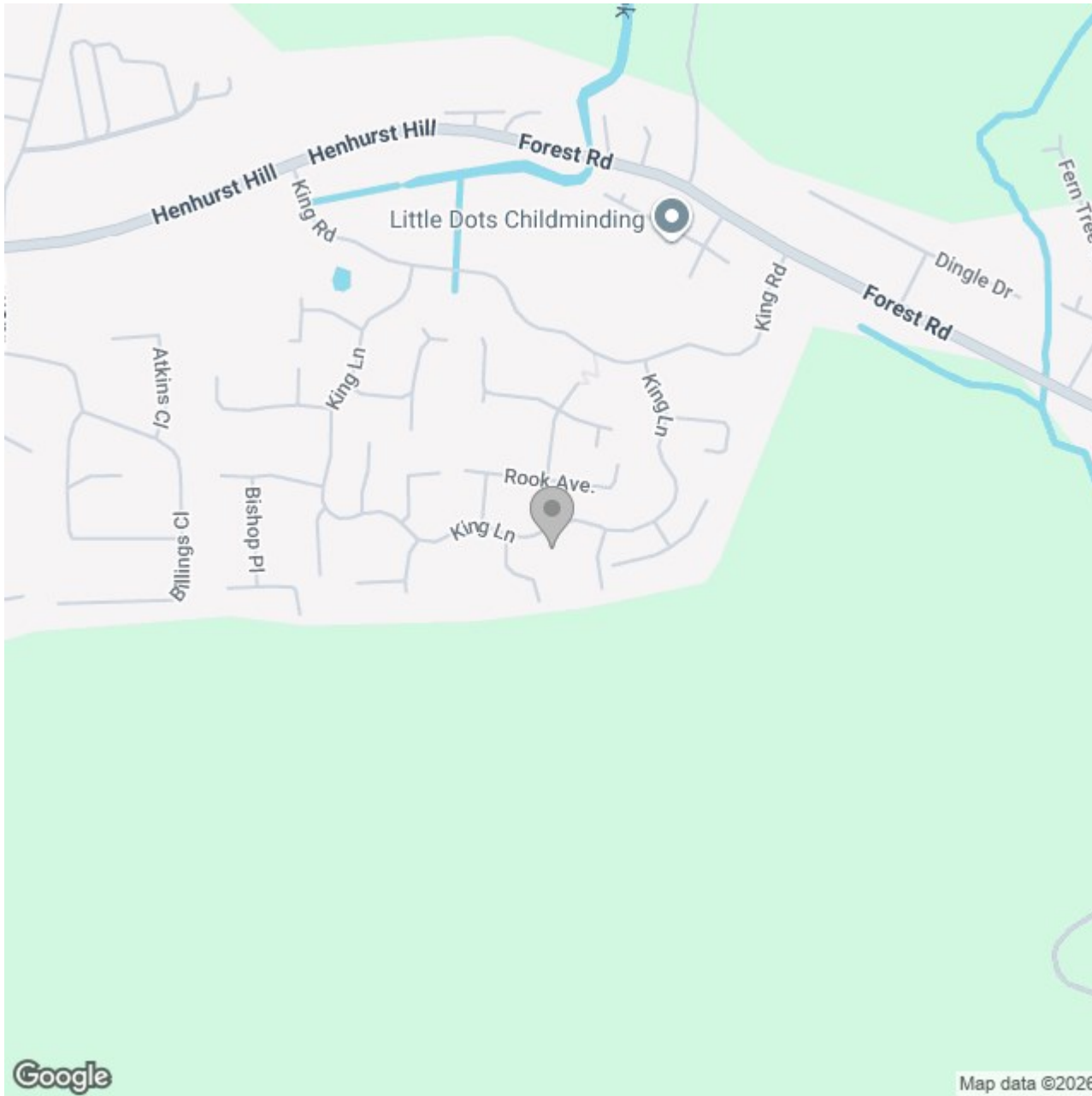
Approximate total area⁽¹⁾
94.2 m²
1015 ft²

Reduced headroom
4.4 m²
48 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Energy Efficiency Rating

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