





Property Description

This well-presented and extended home is **offered with no onward chain** and provides flexible and spacious accommodation throughout, ideal for modern family living. The ground floor has been thoughtfully adapted to create a range of versatile reception spaces, currently arranged to suit a variety of needs including living, working and additional sleeping accommodation.

The heart of the home is the impressive extended kitchen/diner, combining character features with practical design, and enjoying direct access to the rear garden. The layout flows well, with bright and airy rooms enhanced by ample natural light, creating a welcoming and comfortable environment.

Upstairs, the property continues to impress with three well-proportioned bedrooms and family bathroom, while externally there is a driveway with EV charging, an integrated garage and an enclosed rear garden perfect for relaxing and entertaining.

Entrance Porch

Double glazed door to the front aspect leading into the main hallway.

Hallway

Stairs rising to the first floor, useful storage cupboard and doors providing access to the ground floor accommodation.

Reception Room One

Double glazed window to the front aspect, feature fireplace surround, radiator and spotlights. Double doors open into the second reception room. Currently utilised as a bedroom, demonstrating the room's versatility.

Reception Rooms Two/Three

A versatile open-plan living space currently arranged as a lounge and office area. Features include a gas fireplace with attractive stone surround, an archway connecting the two areas, a Velux window enhancing natural light, and double glazed patio doors opening onto the garden.

Kitchen/Diner

A spacious and characterful room fitted with a range of wall and base units with worktops over. Features include exposed brickwork and wooden beams, two radiators, Velux double glazed window and two additional double glazed windows to the rear, along with a double glazed door leading to the garden. Equipped with a five-ring gas hob, double oven and cooker hood. Space is provided for an American-style fridge freezer, washing machine, dishwasher and dining furniture. Door to the garage and access to the downstairs cloakroom. Finished with spotlights.

Cloakroom

Comprising wash hand basin and low-level WC, with spotlights and useful understairs storage cupboard.

Landing

Double glazed window to the side aspect providing natural light.

Bedroom One

Double glazed window to the rear aspect, built-in storage cupboard and radiator.

Bedroom Two

Double glazed bay window to the front aspect and radiator.

Bedroom Three

Double glazed window to the side aspect and radiator.

Bathroom

Fitted with a bath and shower over, wash hand basin and low-level WC. Double glazed window to the front aspect and heated towel rail.

Outside

Garage

Integrated single garage with up-and-over door, housing the boiler and benefitting from power.

Driveway

Driveway providing off-road parking for at least two vehicles, with EV charging point.

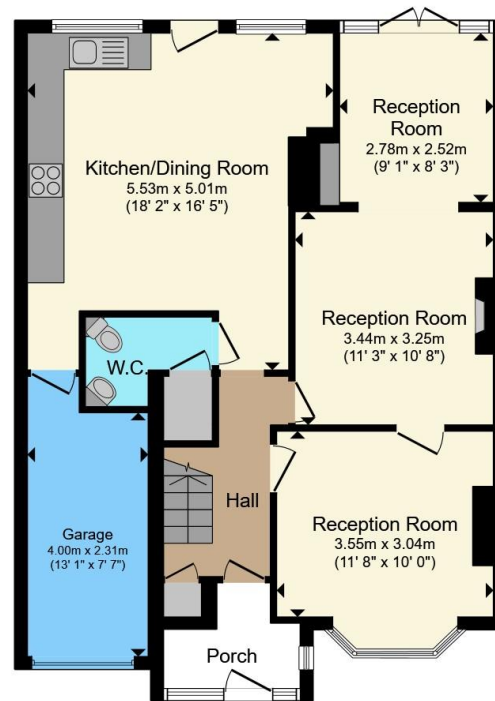
Rear Garden

Enclosed rear garden featuring a decked seating area with steps leading down to a lawned section. Additional benefits include a garden shed, fencing to boundaries and an external power point.

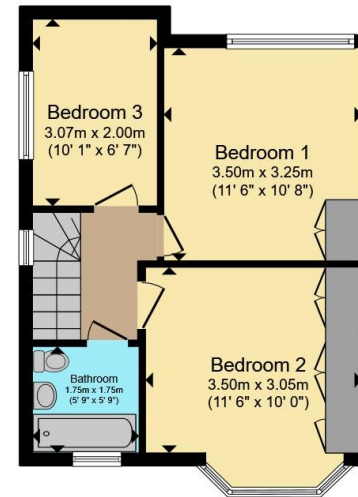








Ground Floor



First Floor

Total floor area 112.5 m² (1,211 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: D Council Tax
Band: C

Tenure: Freehold

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