





This beautifully presented home is offered for sale with no upward chain and vacant possession, having been fully refurbished throughout to include fresh modern décor, new carpets, a stylish fitted kitchen, and a contemporary shower room suite. The property is ready to move straight into and will appeal to a wide range of buyers including first-time purchasers and families.

The accommodation comprises a welcoming entrance hallway leading to a bright and spacious lounge with a front-facing UPVC double glazed window, central heating radiator, and a feature gas fireplace with timber Adam-style surround. The lounge flows through to a modern kitchen/diner fitted with a range of wall and base units, roll-top work surfaces, integrated oven and grill, four-ring gas hob with extractor, stainless steel sink, and space for appliances. Additional benefits include a Worcester Bosch combination boiler, under-stairs storage, ceiling spotlights, and access to a rear hallway with external door and ground floor WC.

To the first floor are three well-proportioned bedrooms, including two doubles, one with built-in storage, and a good-sized single. The accommodation is completed by a stylish shower room featuring a double shower enclosure with waterfall shower head, WC, and wash hand basin, finished with contemporary wall panelling, chrome heated towel rail, and inset spotlights.

Overall, the property offers a high-quality turnkey finish in a popular residential location.



## Hallway

Welcoming entrance hallway providing access to the main ground floor accommodation.

## Lounge

Bright and spacious reception room featuring a UPVC double glazed window to the front elevation and a central heating radiator. The room centres around a gas fireplace with a timber Adam-style surround and mantel. Further benefits include a TV aerial point, fibre connection point, and internal access to the kitchen/diner.

## Kitchen/Diner

Well-appointed and modern kitchen/diner fitted with a range of matching base and wall units with roll-top work surfaces. Integrated appliances include an oven and grill, four-ring gas hob with stainless steel extractor hood, and stainless steel sink with mixer tap. Additional features include housing for a Worcester Bosch gas combination boiler, space for freestanding and under-counter appliances, central heating radiator, useful under-stairs storage cupboard, ceiling spotlights, smoke alarm, and internal access to the rear hallway.

## Rear Hallway

With UPVC double glazed frosted external door providing access to the outside. Internal door leading to the ground floor WC.

## W.C.

Modern ground floor cloakroom comprising a low-level WC with continental flush and pedestal wash hand basin with mixer tap and tiled splashback. UPVC double glazed frosted window to the rear elevation.



## Landing

Providing access to all bedrooms and the shower room.

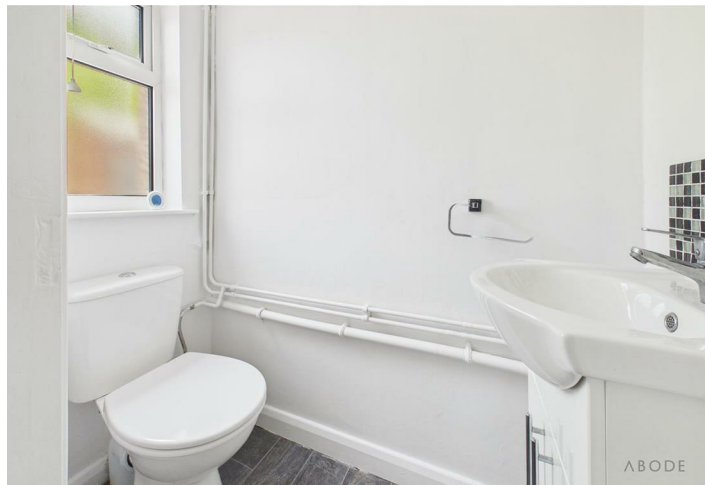
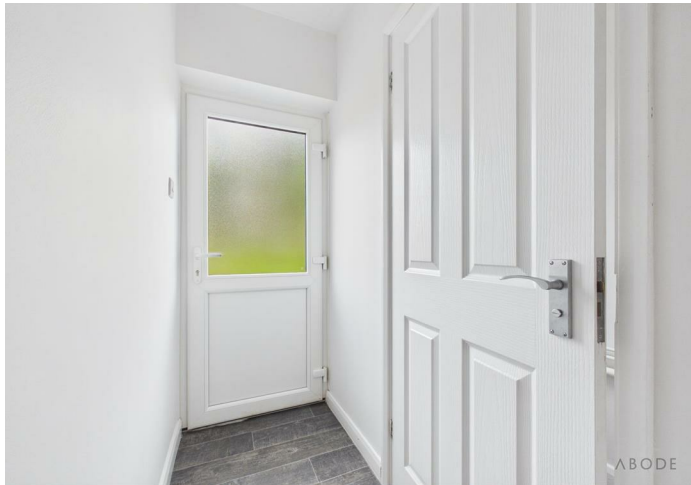
## Bedroom One

Generous double bedroom with UPVC double glazed window to the front elevation and central heating radiator.

## Bedroom Two

Well-proportioned double bedroom with UPVC double glazed window to the rear elevation, central heating radiator, and built-in wardrobe with hanging rail.







### Bedroom Three

Good-sized third bedroom with UPVC double glazed window to the front elevation and central heating radiator.

### Shower Room

Contemporary shower room fitted with a three-piece suite comprising low-level WC with continental flush, pedestal wash hand basin with mixer tap, and double shower cubicle with waterfall shower head. Finished with wall panelling, chrome heated towel rail, and recessed ceiling spotlights, with UPVC double glazed frosted window to the rear elevation.



















## Energy Efficiency Rating

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