





Situated on the ever-popular New Road, this well-presented and deceptively spacious three-bedroom home offers versatile living accommodation ideal for families, first-time buyers, or those looking to upsize. Benefitting from a welcoming entrance hallway with useful understairs pantry storage, the property features two generous reception rooms comprising a bright bay-fronted lounge with feature electric fireplace and a separate dining room with French doors opening onto the rear patio, creating an ideal space for entertaining.

The fitted kitchen offers a range of matching wall and base units with ample work surface space, stainless steel sink unit, and space for additional white goods, with convenient access to the rear garden. To the first floor are three well-proportioned bedrooms, including a spacious principal bedroom with built-in overstairs storage, alongside a family bathroom fitted with a three-piece suite and electric shower over bath.

Externally, the property truly excels with a beautifully maintained and generously sized south-facing rear garden, providing a wonderful space for both relaxing and entertaining. Enjoying sunlight throughout the day, the garden features a substantial lawn bordered by mature shrubs, established planting, and trees, creating a peaceful and private setting. A spacious paved patio area offers the perfect spot for outdoor dining and summer gatherings, while raised flower beds and decorative features add further charm and character. To the rear are useful timber storage sheds together with a range of garages and a highly practical workshop, ideal for storage, hobbies, or additional workspace requirements.

This delightful home combines spacious indoor accommodation with exceptional outdoor space, making it an excellent opportunity for a wide range of purchasers.



Hallway

Entered via a UPVC double glazed frosted front door with matching frosted window to the front elevation, the welcoming hallway features a staircase rising to the first-floor landing and a useful understairs pantry cupboard offering additional storage space and room for appliances. Additional features include a smoke alarm and original panel doors leading to the ground floor accommodation.

Dining Room

A well-proportioned dining room featuring UPVC double glazed French doors opening onto the rear patio area, creating an ideal space for entertaining. The room benefits from an attractive electric fireplace with composite surround and mantel, electric storage radiator, and TV aerial point.

Lounge

A bright and comfortable reception room with a double glazed bay window to the front elevation. The focal point of the room is the electric fireplace, complemented by an electric storage radiator. Further features include TV aerial and telephone points.

Kitchen

Fitted with a range of matching wall and base units with complementary work preparation surfaces. The kitchen includes a stainless steel sink and drainer with mixer tap, plumbing and space for additional white goods, and an electric fan heater. A UPVC double glazed window to the side elevation and frosted UPVC rear access door provide natural light and external access.



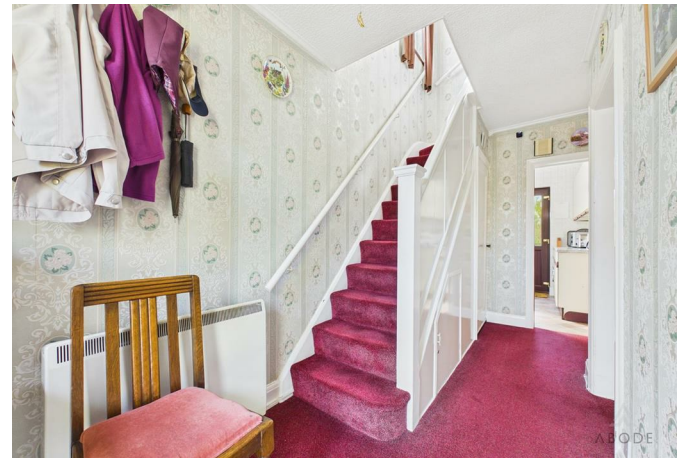
Landing

With a double glazed window to the side elevation, smoke alarm, and doors leading to all first-floor rooms.

Bedroom One

A spacious principal bedroom with a double glazed window to the front elevation. The room also benefits from a useful overstairs storage cupboard fitted with shelving and a TV aerial point.







Bedroom Two

With a double glazed window overlooking the rear elevation and electric radiator.

Bedroom Three

Featuring two double glazed windows to the front and side elevations, allowing plenty of natural light, along with loft access via hatch.

Bathroom

Fitted with a three-piece suite comprising low-level WC, pedestal wash hand basin, and bath with electric shower over. Complemented by tiled wall coverings, heated towel radiator, electric fan heater, and airing cupboard housing the hot water immersion tank. A double glazed frosted window to the rear elevation completes the room.

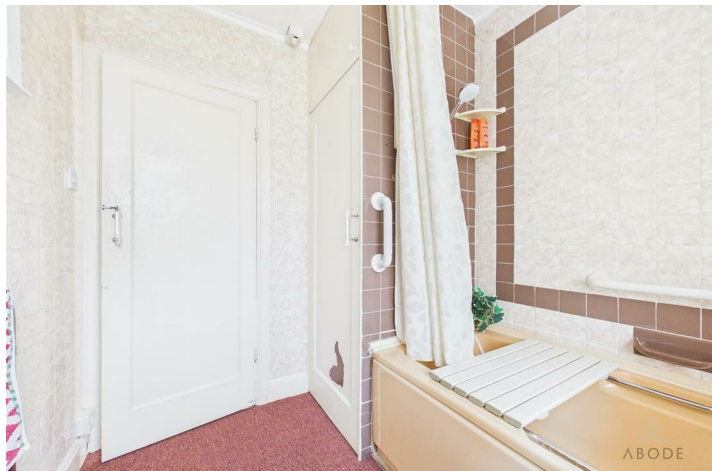
Garden

A beautifully maintained and generously sized south-facing rear garden, offering an ideal space for both relaxing and entertaining. The garden enjoys an abundance of natural sunlight throughout the day and features a large, well-kept lawn bordered by mature shrubs, trees and established planting, creating a private and peaceful setting.

A spacious paved patio area provides the perfect spot for outdoor dining and summer gatherings, while the attractive raised flower beds and decorative features add character and charm. To the rear, there are useful timber storage sheds offering excellent practicality for gardening equipment and outdoor storage.

This delightful outdoor space is perfect for families, keen gardeners, or anyone looking to enjoy a bright and tranquil south-facing garden.









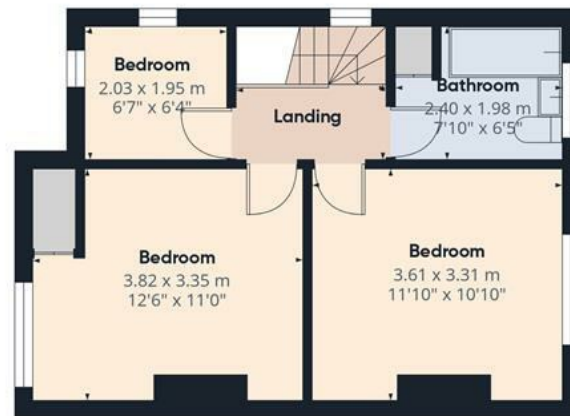




Floor 0

Approximate total area⁽¹⁾

110.9 m²
1195 ft²



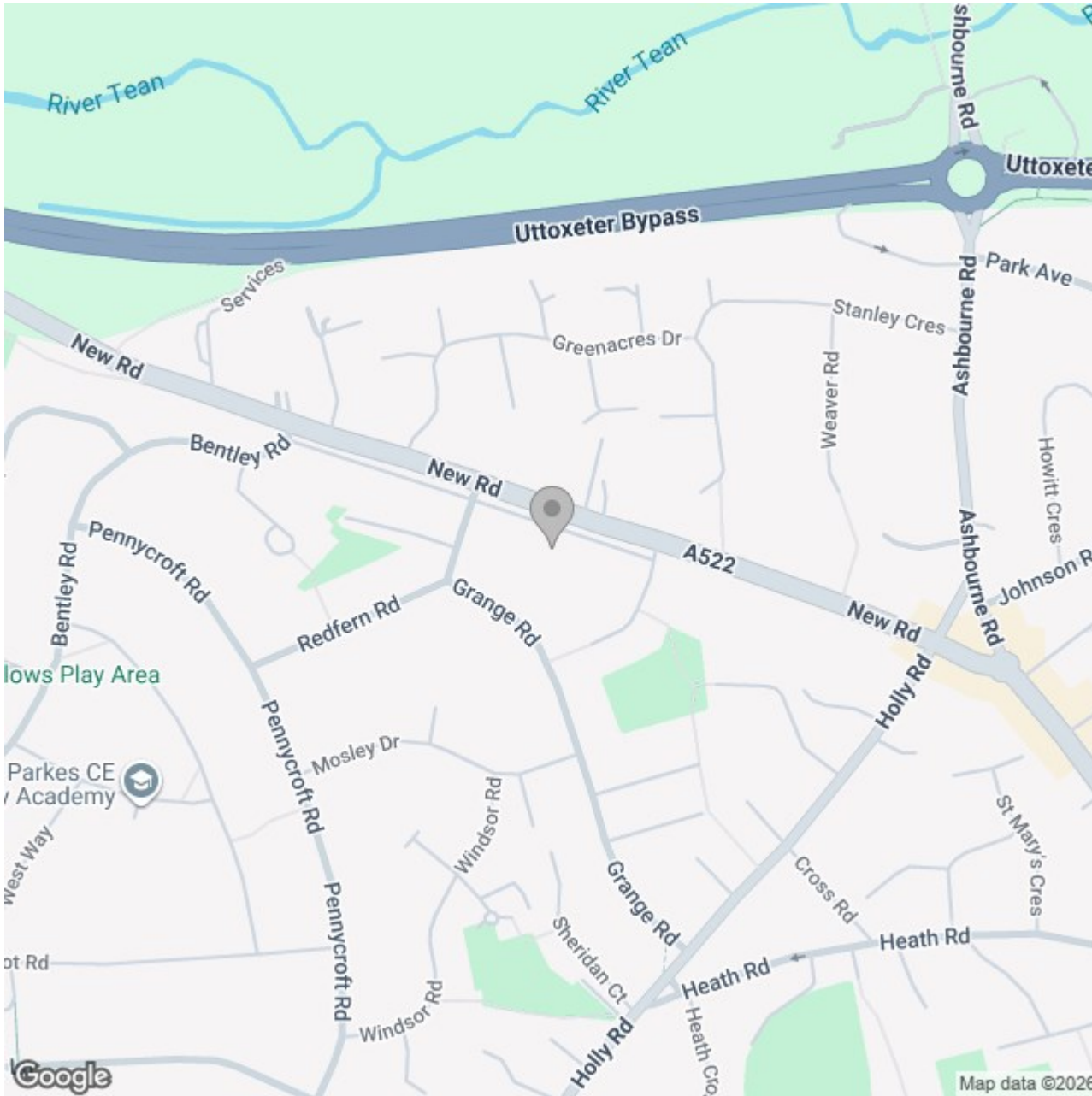
Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE360





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	