





A modern three-bedroom home offering well-balanced accommodation ideal for a range of buyers. The property features a generous living room, a kitchen diner with French doors leading to the rear garden, and off-street parking. Situated in a convenient and popular residential area, the home combines practical family living with a low-maintenance exterior.



Accommodation

GROUND FLOOR

A front entrance door opens into a welcoming hallway with stairs rising to the first floor and doors leading off to the WC cloaks and living room. The living room is positioned to the front elevation and features a double-glazed window allowing natural light to fill the space, with ample room for sofas and entertainment furniture. The modern kitchen diner is located to the rear of the property and is fitted with matching wall and base units, roll-edge preparation work surfaces, a stainless-steel sink with mixer tap and drainer, a four-ring gas hob with extractor over, and an electric oven. There is also space for appliances, tiled flooring, a dining area, and double-glazed French doors opening out onto the rear garden.

FIRST FLOOR

The first-floor landing provides access to three bedrooms and the family bathroom. The master bedroom is a good-sized double room situated to the front elevation, featuring two double-glazed windows and built-in wardrobes. Bedroom two is a double room with a window to the rear elevation, while bedroom three is a generous single, also overlooking the rear garden. The family bathroom includes a three-piece suite comprising a curved bath with gravity-fed shower over, a wash hand basin, and a low-level WC, complemented by part-tiled walls, a heated towel rail, and a double-glazed window with opaque glass.

OUTSIDE

To the front of the property is a small fore garden



with a pathway leading to the entrance door. The rear garden is enclosed by timber fencing and designed for low maintenance, featuring an artificial lawn, paved patio area, and gated rear access. Beyond the garden, there is a driveway providing parking facility.

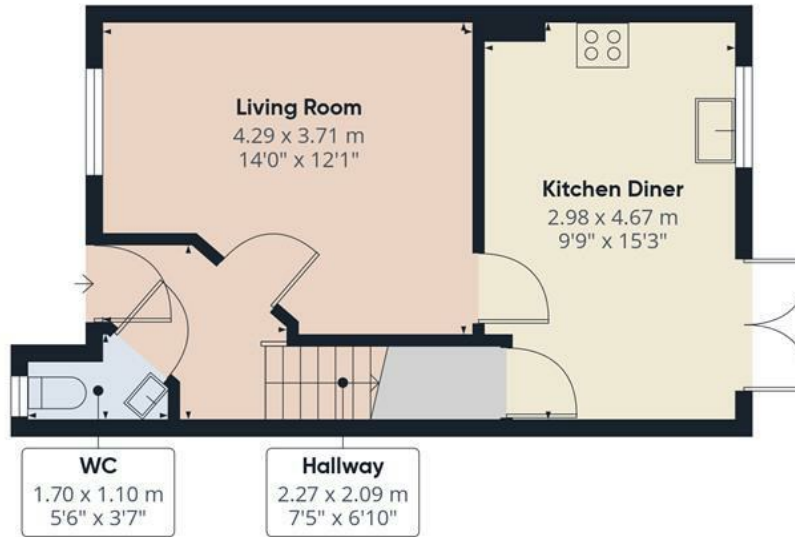




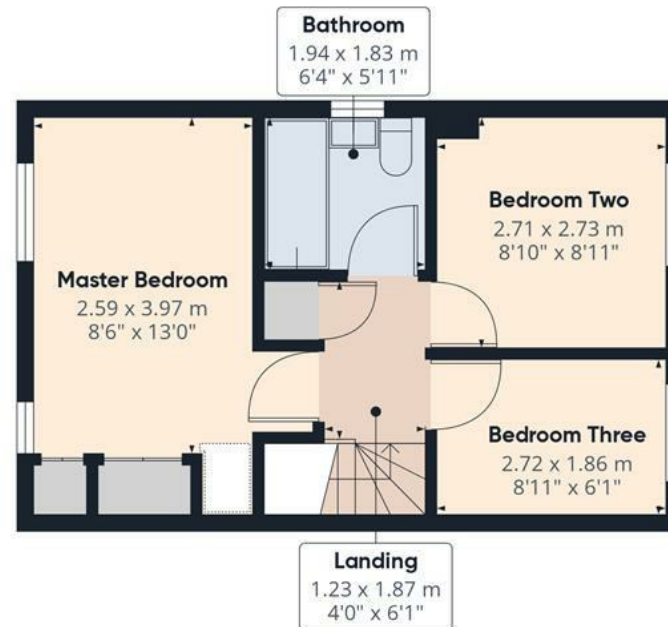








Floor 0



Floor 1

Approximate total area⁽¹⁾

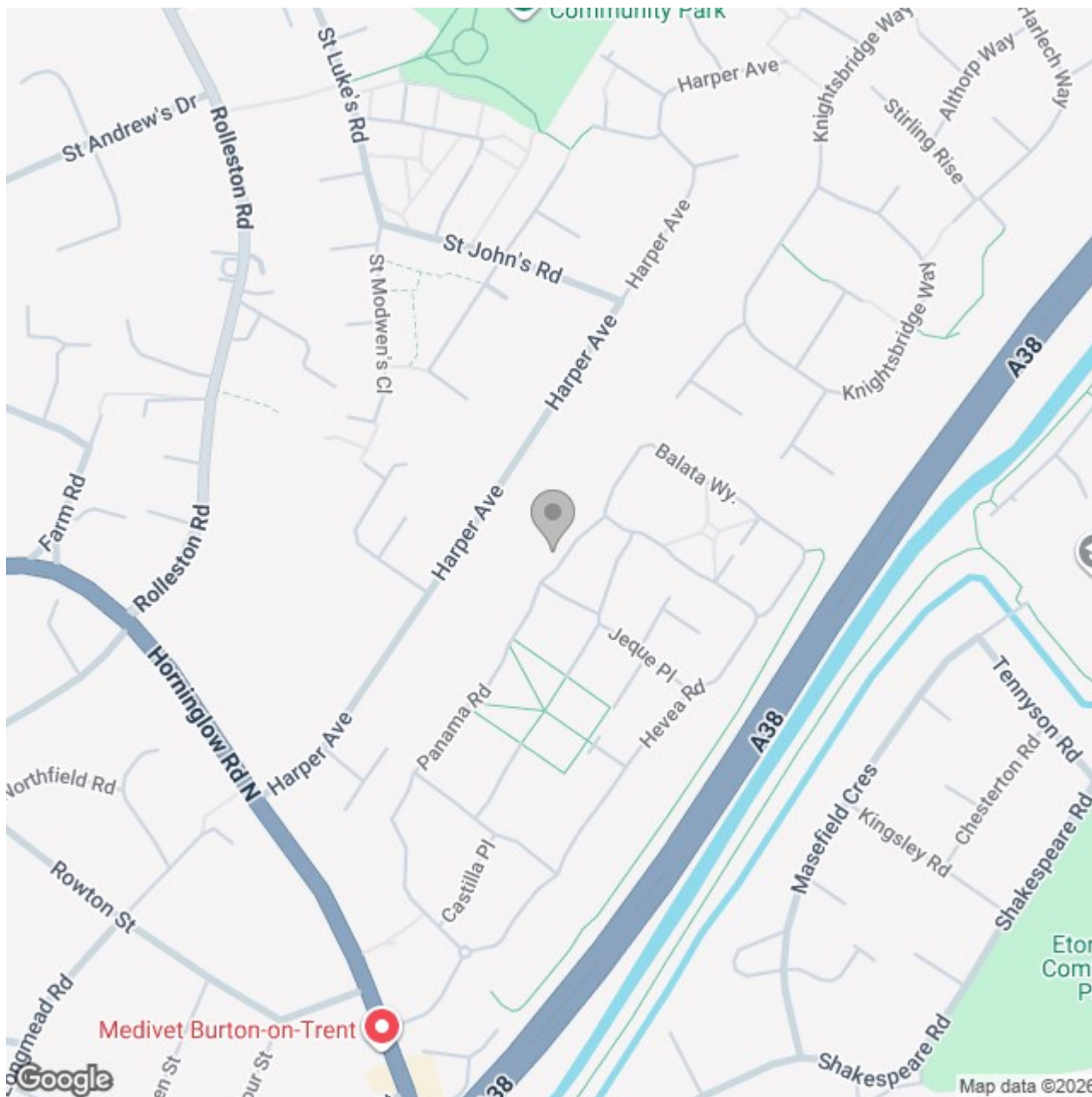
65.3 m²

703 ft²

(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 