



An attractive and modern red brick semi-detached home, built in 2021, offering flexible 3/4 bedroom accommodation arranged over three floors. Ideally positioned for commuters and families alike, the property enjoys a highly convenient location within easy reach of local amenities, schools, parks, and excellent transport links.

The property is approached via a generous gravel driveway providing ample off-road parking, along with an inviting canopy porch. Inside, a welcoming entrance hall offers useful under-stairs storage and access to a versatile study/fourth bedroom, a cloakroom housing the gas-fired central heating boiler, and a well-proportioned sitting room featuring an oak balustrade staircase leading to the lower ground floor.

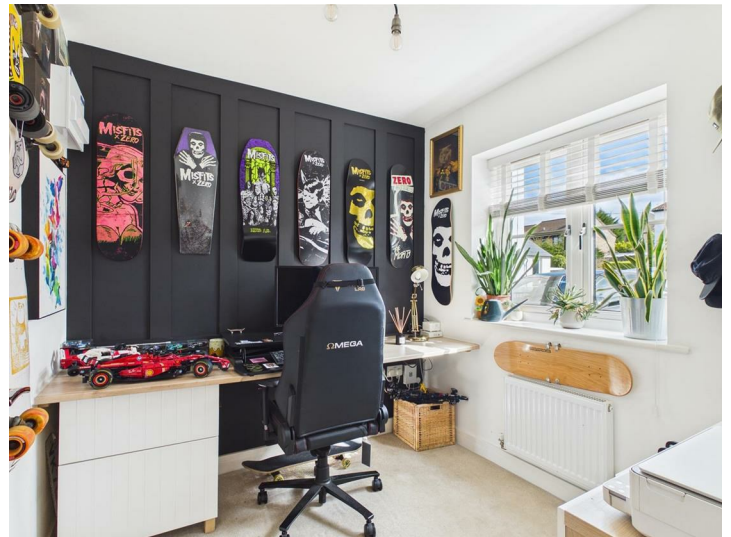
The lower ground floor is a standout feature of the home, showcasing a stunning open-plan kitchen/dining/family room with a vaulted ceiling and two skylights, creating a wonderfully light and airy space. The contemporary kitchen is fitted with a stylish range of units, a breakfast bar, and high-quality integrated appliances. French doors open directly onto the rear garden, while additional under-stairs storage enhances practicality.

On the first floor, the property offers two generous double bedrooms and a third bedroom currently used as a dressing room, alongside a beautifully refitted shower room with modern fittings and a landing with built-in storage.

Externally, the home benefits from a delightful, level rear garden featuring lawn, well-stocked flower borders, two seating areas, gated side access, and a useful timber storage shed—ideal for outdoor entertaining and family life.

An internal viewing is highly recommended to fully appreciate the space, versatility, and quality on offer.

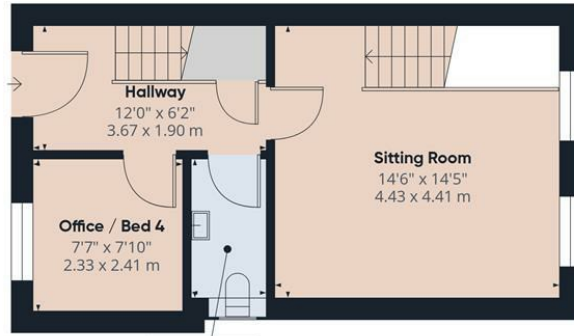
- Attractive red brick semi-detached home built in 2021
- Ample off-road parking via gravel driveway
- Contemporary kitchen with breakfast bar and integrated appliances
- Versatile study/fourth bedroom on the ground floor
- Landscaped rear garden with seating areas and timber shed
- Flexible 3/4 bedroom accommodation over three floors
- Stunning open-plan kitchen/dining/family room with vaulted ceiling
- French doors opening onto a private rear garden
- Modern refitted shower room with stylish fittings
- Excellent location within walking distance of schools, shops, parks, and transport links



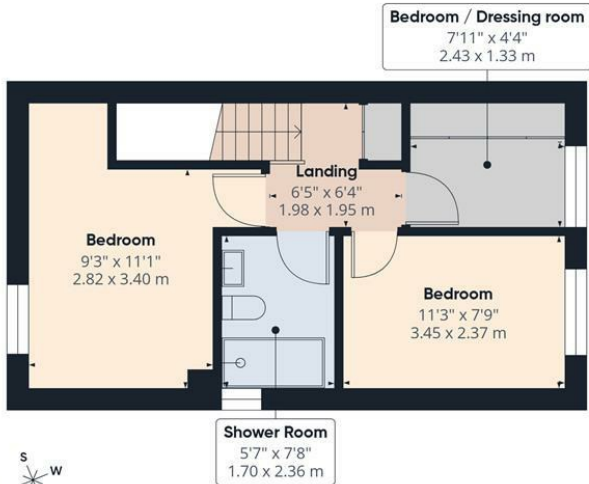




Ground Floor



First Floor



Second Floor



Approximate total area¹⁾

1015 ft²
94.4 m²

Reduced headroom

3 ft²
0.3 m²

(1) Excluding balconies and terraces

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

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

GIRAFFE 360



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 94 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | |

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, in any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing