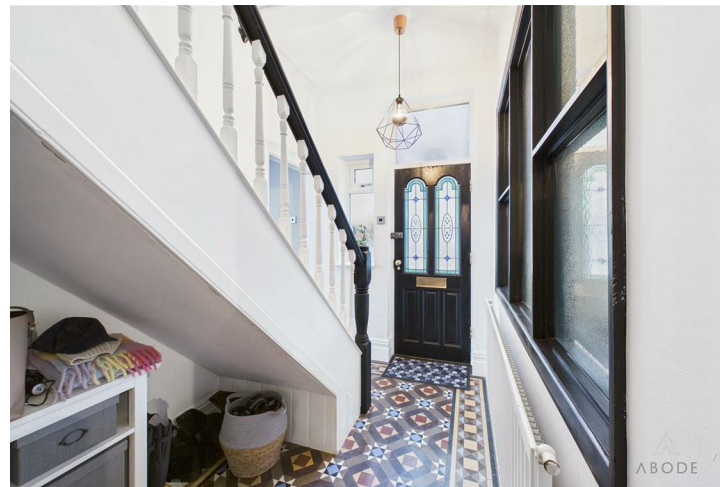






A beautifully presented three-bedroom semi-detached character home, occupying a generous plot and offering off-street parking to the front along with a substantial rear garden. This attractive red-brick residence blends period features with stylish modern décor, providing spacious and versatile accommodation arranged over two floors. Retaining original charm including stained glass, feature fireplaces and mosaic tiled flooring, this is a home ideally suited to growing families seeking both character and practicality.



## Accommodation

### Ground Floor

The property is entered via an impressive stained-glass front door into a welcoming entrance hallway, immediately setting the tone for the home. The original-style mosaic tiled flooring, decorative archways and staircase with contrasting balustrade create a strong sense of period character.

To the front elevation, the bay-fronted living room is a bright and elegant reception space, complete with feature fireplace and fitted alcove shelving. The proportions are generous, with the bay window allowing natural light to flood the room.

Moving through, a second reception room provides an additional sitting room/snug, featuring a charming exposed brick fireplace and timber mantle. This room opens into the dining room, creating a wonderful flow for entertaining and family living. The dining room is beautifully styled and offers ample space for a large dining table and furniture.

The kitchen is fitted with a range of wall and base units, contrasting work surfaces and tiled splash backs, with windows overlooking the rear garden. Adjacent to the kitchen is a useful utility room providing further worktop space and appliance provision, along with access to a ground floor WC — a practical addition for family life.

### First Floor

The staircase rises to a spacious landing featuring

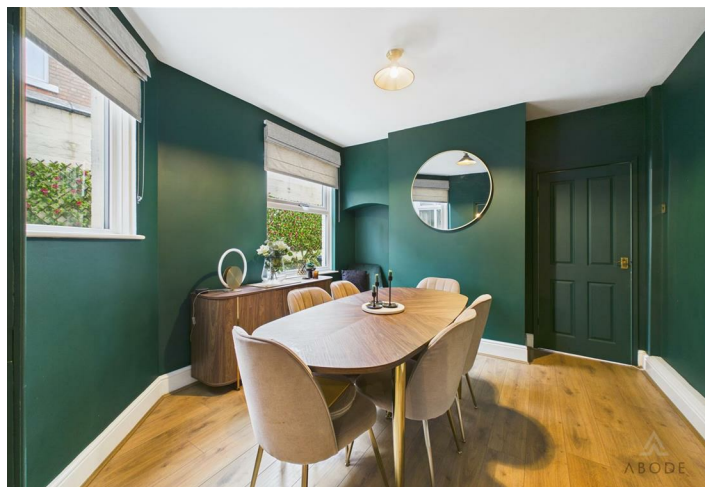


stained-glass detailing and original character touches.

The master bedroom is a particularly impressive room, enjoying a bay window to the front elevation, space for wardrobes and a feature fireplace, creating a stylish yet comfortable principal suite.

Bedroom two is another well-proportioned double bedroom, tastefully decorated and offering ample floor space for wardrobes and furnishings.



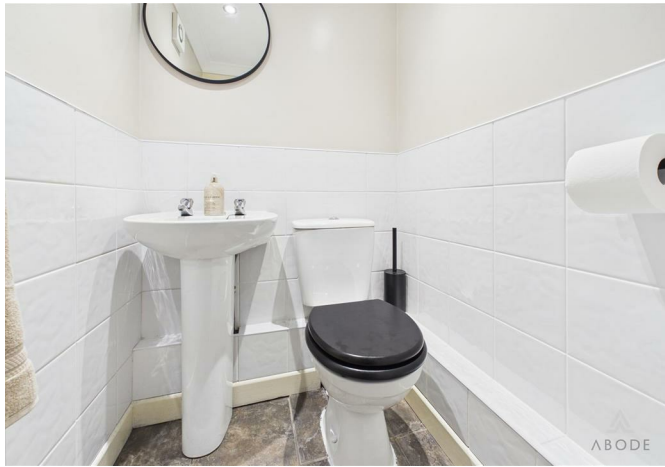




Bedroom three is a generous single bedroom, currently arranged as a child's room, with pleasant outlook and flexibility for use as a nursery, study or guest bedroom.

The family bathroom is well-appointed and features a freestanding roll-top bath, separate shower enclosure, wash hand basin and WC, finished with tiled walls and flooring to create a clean and contemporary space.

Additionally, there is a separate first floor WC, adding further practicality to the layout.



#### Outside

To the front, the property benefits from a block-paved driveway providing off-street parking. A side access pathway leads through to the rear garden.

The rear garden is of an excellent size, beginning with a paved patio seating area ideal for outdoor dining and entertaining. Steps lead up to a lawned garden with pathway running through, offering a great space for children and family enjoyment. The garden is enclosed and also benefits from useful outbuildings for storage.



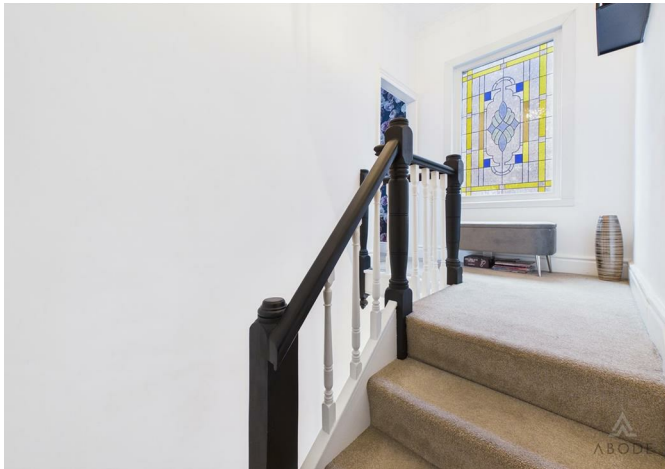


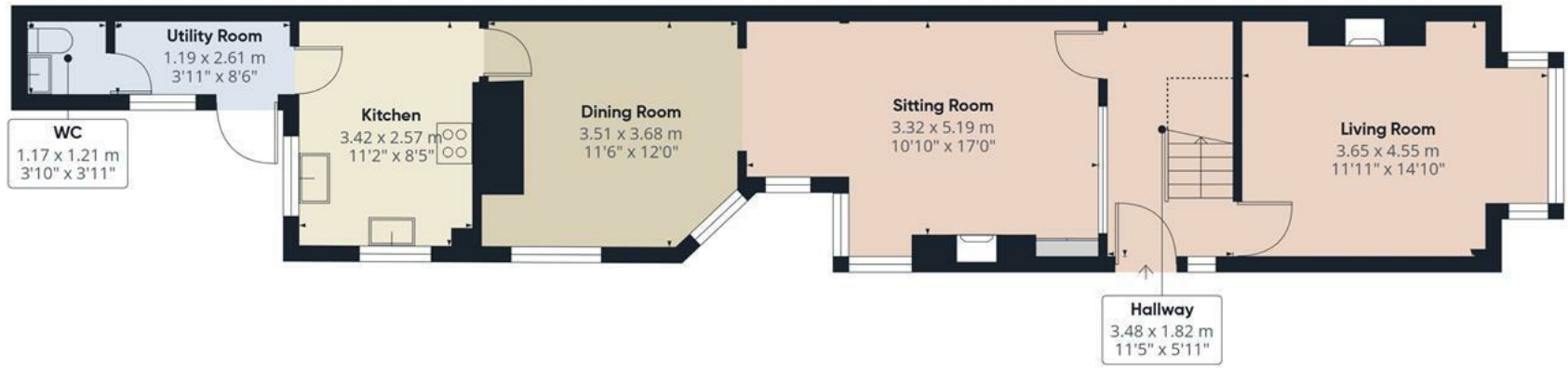








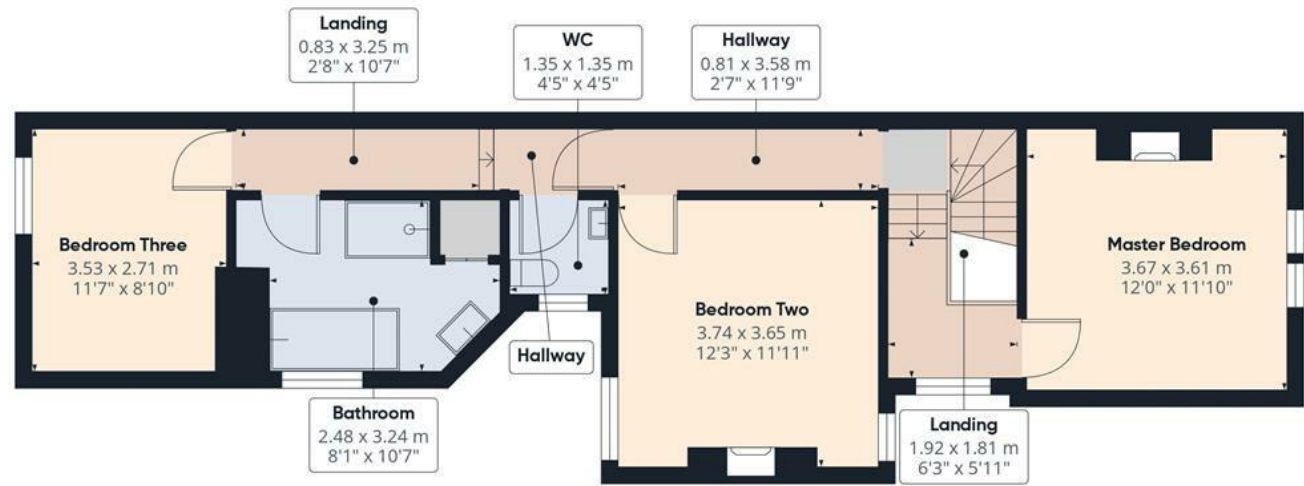




Floor 0

**Approximate total area<sup>m</sup>**  
119.1 m<sup>2</sup>  
1281 ft<sup>2</sup>

**Reduced headroom**  
1.3 m<sup>2</sup>  
14 ft<sup>2</sup>



Floor 1

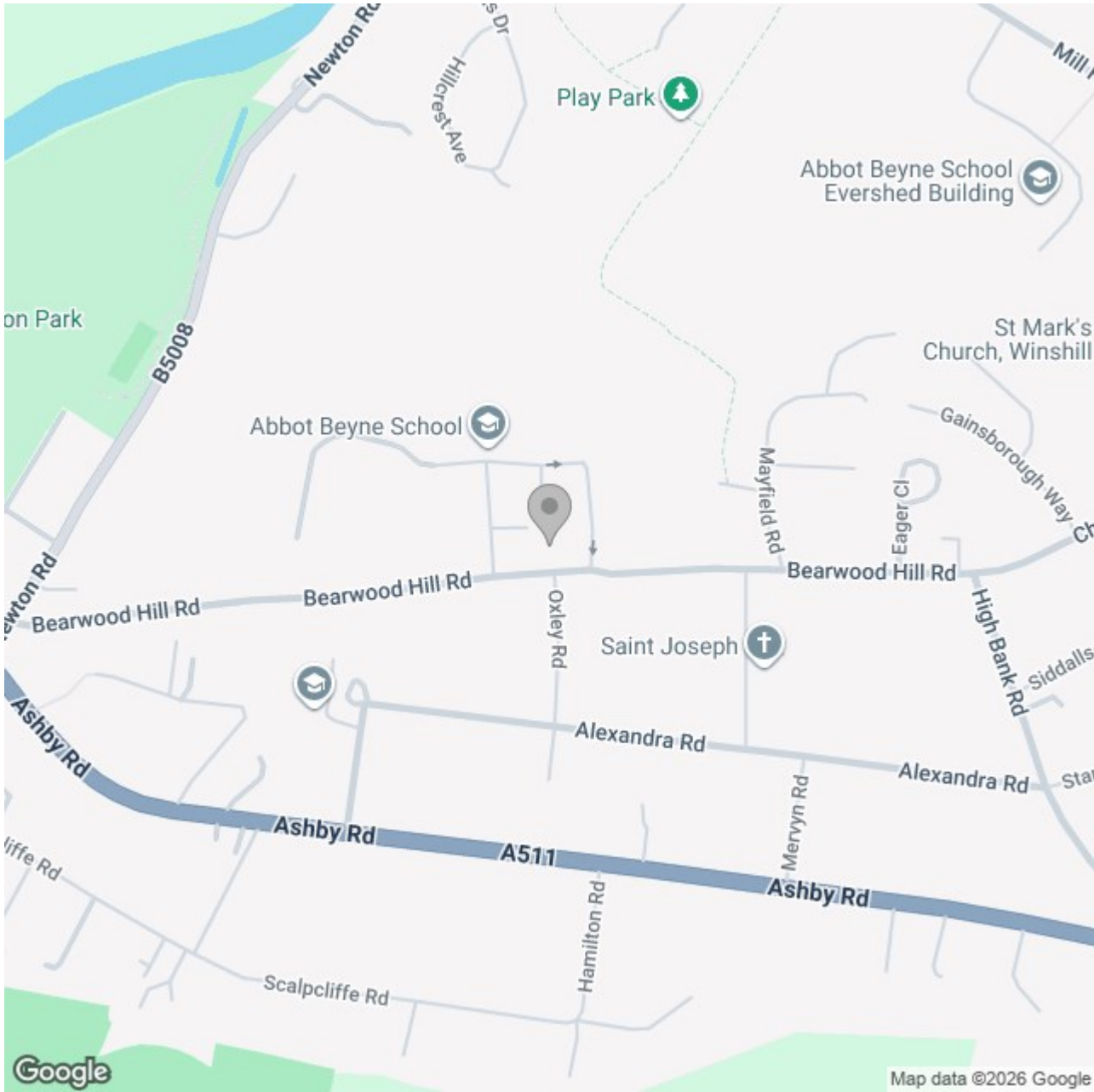
(1) Excluding balconies and terraces

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

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

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## 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	