



3 BEDROOMS

1 BATH + WC

LARGE ENCLOSED
REAR GARDEN

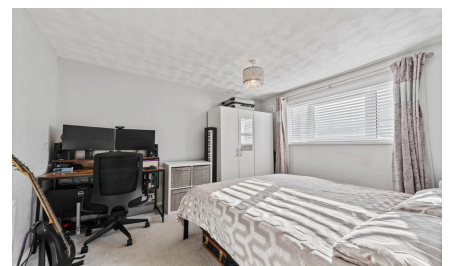
CUL-DE-SAC
LOCATION

2 RECEPTION
ROOMS

927 SQFT

Offers Over **£210,000**

Tucked away in a quiet cul-de-sac, this three-bedroom semi-detached house offers a wonderful opportunity for families or first-time buyers. The home features a cosy living space, a practical kitchen, and well-sized bedrooms, along with a private rear garden. Full of potential and close to local amenities, it's a great place to make your own.





ENTRANCE HALL

The property is entered via a PVC front door with an adjoining glazed side panel, allowing natural light to flow into a welcoming hallway. The space features painted walls, a textured ceiling, and laminate flooring for ease of maintenance. A painted staircase with an attractive stair runner leads to the first floor.



RECEPTION ROOM

Located to the front of the property, the primary living room offers painted walls and a painted ceiling, complemented by laminate flooring. A front-aspect window provides good natural light, and the room includes a traditional gas fireplace.



KITCHEN

The kitchen is fitted with a range of wall units and benefits from a window overlooking the rear aspect. Features include a tiled ceiling with integrated spotlights, vinyl flooring, and tiled splashbacks. There is space for essential appliances, including a dishwasher, fridge/freezer, washing machine and cooker.



SECOND RECEPTION ROOM

A versatile second reception room featuring laminate flooring and a tiled ceiling. Patio doors open directly onto the rear garden, creating a seamless indoor-outdoor flow and allowing plenty of natural light into the space.

UTILITY ROOM + GROUND FLOOR SHOWER ROOM

A practical utility area with concrete flooring, offering space for appliances and additional storage. This area is accessed via a side door at the front of the house, leading directly through to patio doors that open onto the rear garden, providing convenient access.



REAR GARDEN

Enclosed rear garden, decked area with steps down to lawn, fenced boundaries.



LANDING

The first-floor landing benefits from a side-aspect window providing natural light, painted walls, a textured ceiling, carpet flooring, and access to the loft. A built-in storage cupboard offers additional practicality.



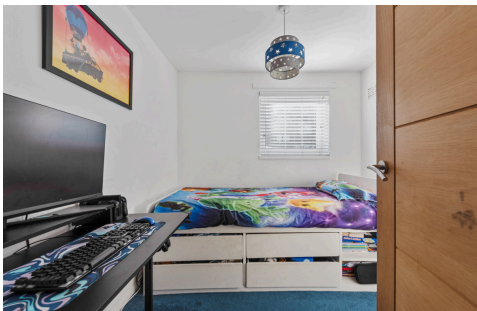
BEDROOM 1

The main bedroom features a front-aspect window, carpeted flooring, textured ceiling and papered walls, offering a comfortable and generously sized sleeping space.



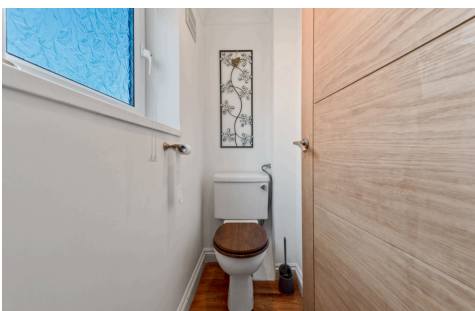
BEDROOM 2

This rear-facing double bedroom includes papered walls, a textured ceiling, a window overlooking the rear aspect, and a radiator. The room is carpeted for added comfort.



BEDROOM 3

A front-facing single bedroom with painted walls and ceiling, carpet flooring, and a built-in storage cupboard.



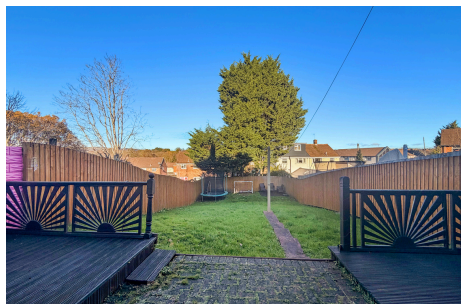
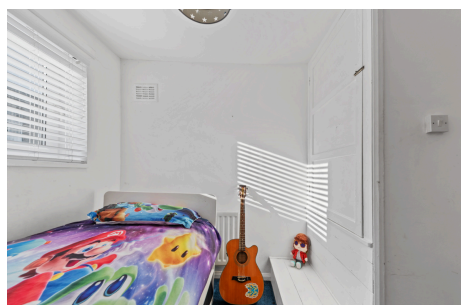
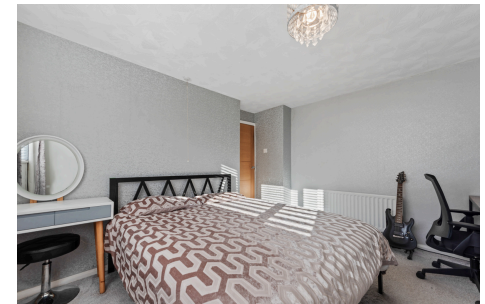
WC

The W.C. includes vinyl flooring, a side-aspect window, and a fitted toilet. The space is finished with painted walls and ceiling, complete with skirting boards and coving for a neat, traditional finish.

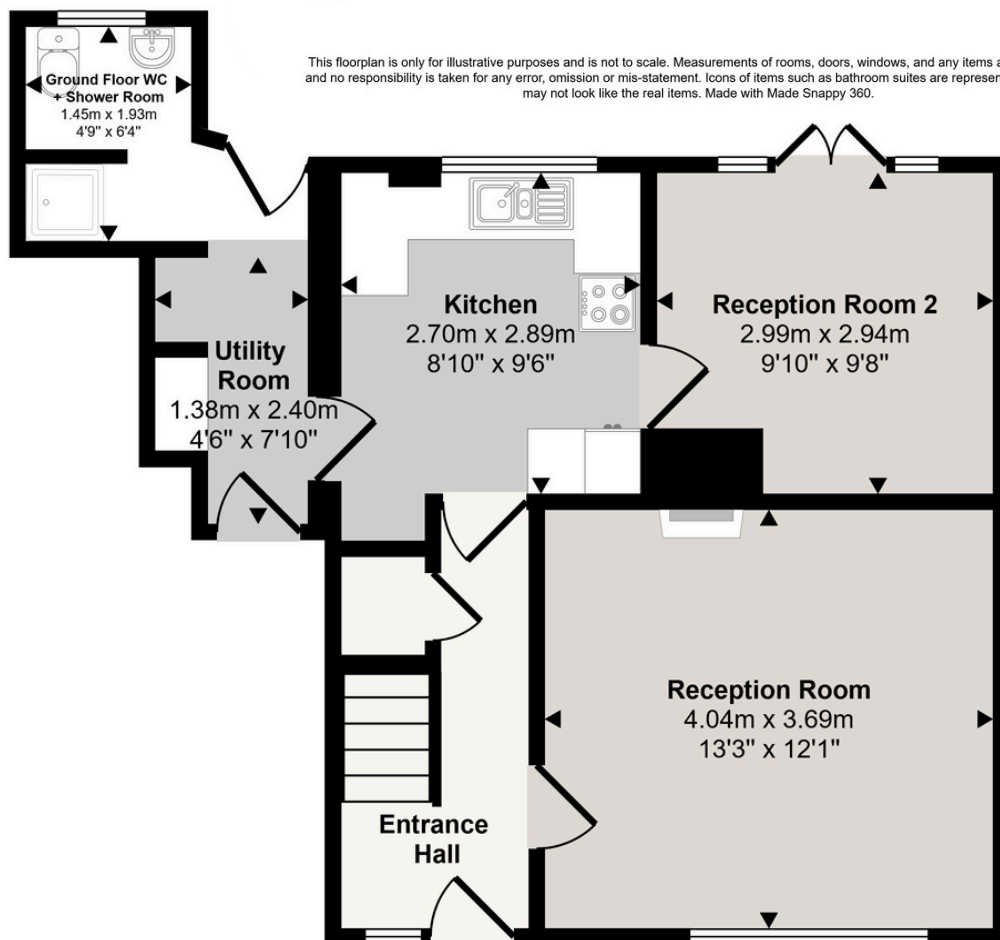


BATHROOM

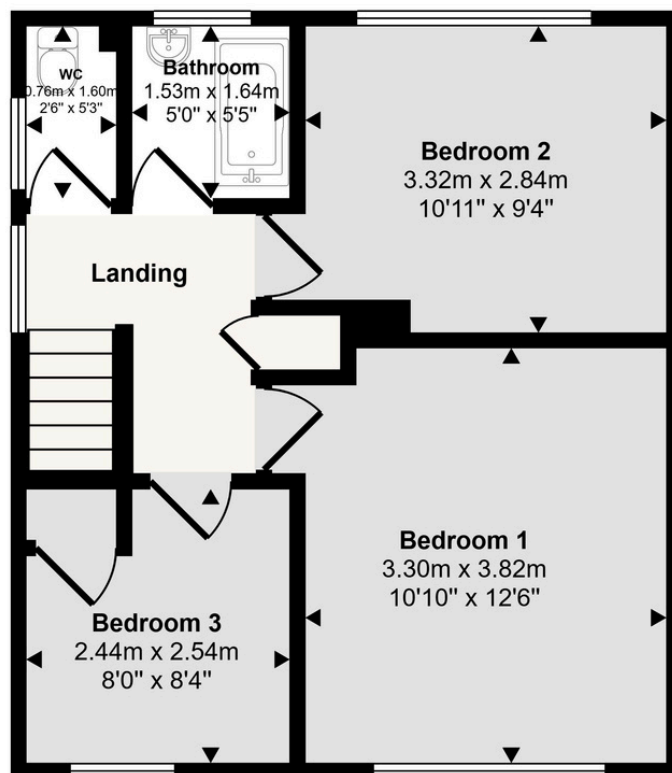
The bathroom is fitted with vinyl flooring and features fully tiled walls, a painted ceiling, and a rear-aspect window. The suite comprises a wash basin and a bath with an electric shower over, providing both bathing and showering options.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Ground Floor
Approx 48 sq m / 513 sq ft



First Floor
Approx 40 sq m / 434 sq ft

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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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