







### Property Description

Beautifully refurbished throughout, this stylish three-bedroom semi-detached house is tucked away in a quiet cul-de-sac, offering modern living in a highly convenient location.

The property boasts a contemporary kitchen/diner perfect for family meals and entertaining, alongside two spacious reception rooms, giving you flexibility to adapt the living space to your needs. Doors lead out to a patio area, seamlessly blending indoor and outdoor living.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom, finished to a high standard.

The enclosed rear garden is well-maintained, featuring a good-sized patio area for outdoor dining, low-maintenance artificial lawn, and plenty of space to enjoy sunny days. A garage and off-road parking add to the property's practical appeal.

An ideal home for families or professionals alike - early viewing is highly recommended to fully appreciate the quality and space on offer.

### Lounge

11' 9" max x 14' 3" max ( 3.58m max x 4.34m max )

Double glazed bay window to the front aspect, radiator and storage cupboard.

### Kitchen

15' 1" max x 9' 2" max ( 4.60m max x 2.79m max )

Modern kitchen comprising; Matching wall and base units with work surface over, gas hob, extractor fan, space for undercounter washing machine and dishwasher, two bowl sink with drainer, double oven, space for freestanding fridge freezer and breakfast bar seating. There are two double glazed windows to the side and rear aspect and doors leading to the sun room.

### Sun Room

10' 5" x 9' 3" ( 3.17m x 2.82m )

Double windows to both side aspects and doors leading to the rear patio.

### First Floor

To the first floor landing there is a double glazed window to the side aspect and loft hatch.

### Bedroom One

9' 2" max x 13' 1" max ( 2.79m max x 3.99m max )

Double glazed window to the front aspect, fitted wardrobes and overhead storage and radiator.

### Bedroom Two

9' 1" x 10' ( 2.77m x 3.05m )

Double glazed to the rear aspect, radiator and fitted wardrobes and overhead storage.

## Bedroom Three

5' 5" x 6' 8" ( 1.65m x 2.03m )

Window to the front aspect and a radiator.

## Bathroom

Modern bathroom comprising: Bath with shower over, WC, wash hand basin with vanity, towel radiator and window to the rear aspect.

## Outside

To the front of the property there is a good sized block paved driveway and garage. To the rear there is lovely patio area with steps leading down to a good sized enclosed garden which is laid to low maintenance artificial grass. A door gives access to the garage.

## Garage

Up and over door and door to the rear giving access to the garden.



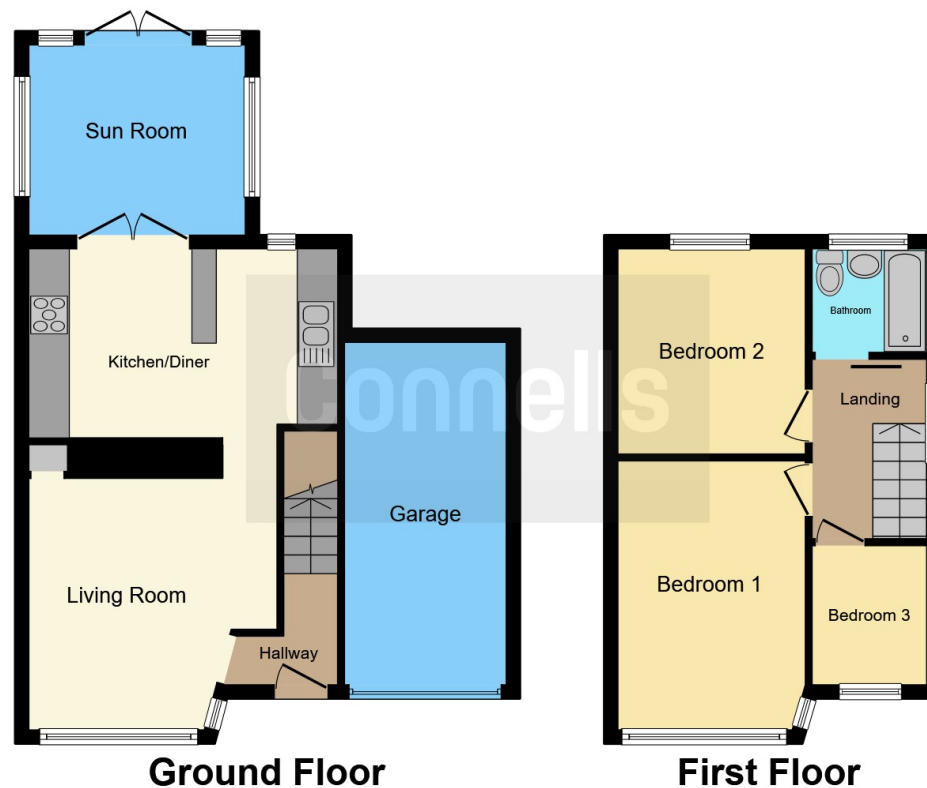












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 Band: C

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