





A beautifully presented family home, offered for sale with no onward chain and vacant possession, making it an ideal move-in-ready opportunity. Finished to a high standard throughout, the property boasts a welcoming entrance hall leading to a bright bay-fronted lounge and a spacious open-plan kitchen/diner, perfectly suited to modern living. Additional ground floor benefits include a practical utility room, cloakroom WC, and a light-filled conservatory with access to the rear garden.

To the first floor, the property offers three well-proportioned bedrooms and a stylish family bathroom fitted with a contemporary four-piece suite. With quality fixtures, tasteful décor, and oak veneer internal doors throughout, this home combines comfort and style in every detail —ready for immediate occupation.



Entrance Hallway

Welcoming entrance hall accessed via a uPVC double glazed front door with adjoining frosted glazed panels to the front elevation. Features include a central heating radiator, electrical consumer unit, staircase rising to the first-floor landing, and smoke alarm. Internal oak veneer doors provide access to the principal ground floor rooms.

Cloakroom/W.C.

With a UPVC double glazed frosted glass window to the side elevation, having a floating corner wash basin with mixer tap and tile splashback low-level WC and central heating radiator

Lounge

A bright and comfortable living space benefiting from a uPVC double glazed bay window to the front elevation, central heating radiator, and telephone point.

Kitchen/Diner

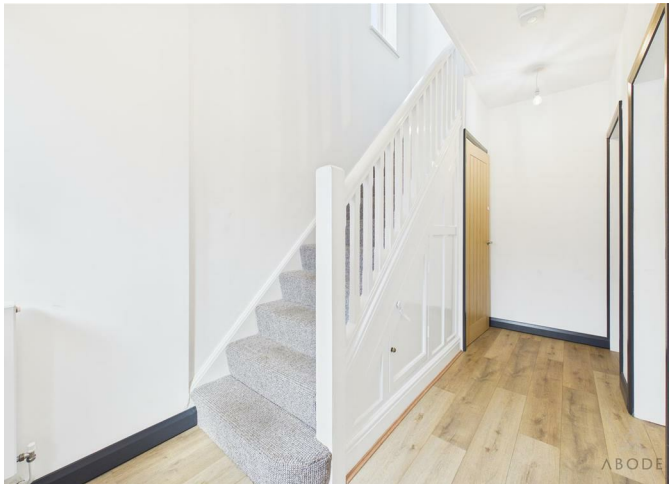
A spacious open-plan kitchen and dining area, ideal for modern family living. Fitted with a range of matching base and eye-level units, drawers, and work preparation surfaces incorporating a breakfast bar. Additional features include two central heating radiators, a uPVC double glazed window to the rear elevation, electric hob with oven and grill, stainless steel extractor hood, and stainless steel sink with mixer tap. Ceiling spotlights complete the space. An internal oak veneer door leads to:



Utility Room

With frosted glazed windows to the rear and side elevations, this practical space includes a stainless steel sink with drainer and mixer tap, plumbing for under-counter appliances, central heating radiator, and housing for the gas combination boiler.







Conservatory

A lovely addition to the home, featuring uPVC double glazed windows to the rear and side elevations, French doors opening onto the rear garden, and a further side access door, creating a bright and versatile living area.

Landing

With a uPVC double glazed frosted window to the side elevation, smoke alarm, and access to loft space. Internal oak veneer doors lead to all first-floor rooms.

Bedroom One

A well-proportioned double bedroom with a uPVC double glazed window to the rear elevation and central heating radiator.

Bedroom Two

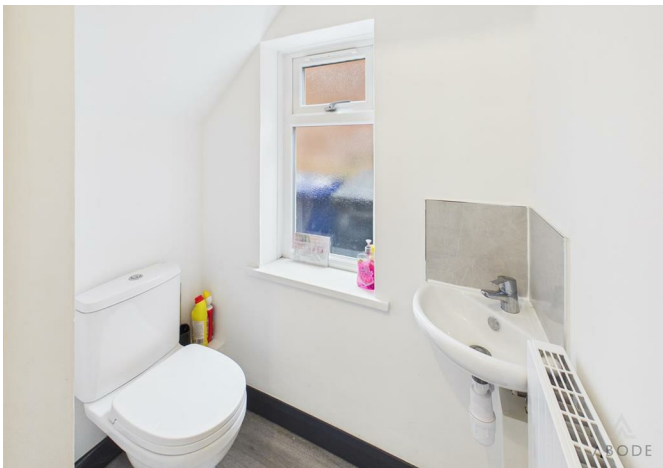
Featuring a uPVC double glazed window to the front elevation with fitted blind and a central heating radiator.

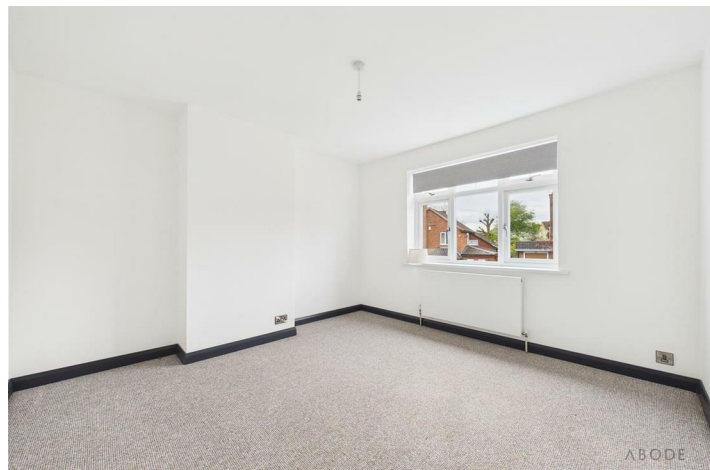
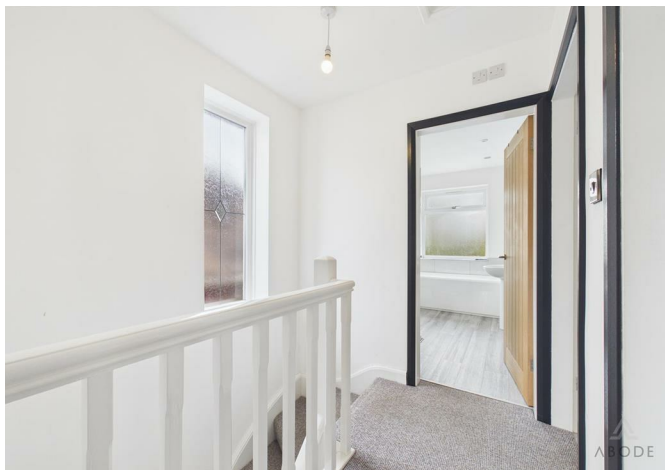
Bedroom Three

Also located to the front, with a uPVC double glazed window with fitted blind and central heating radiator.

Family Bathroom

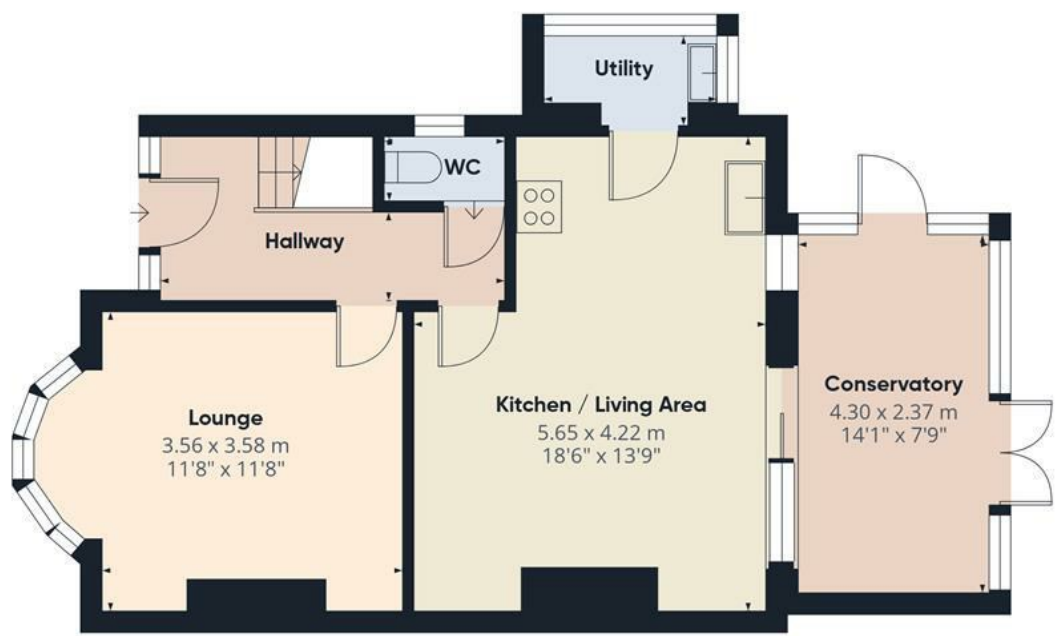
A stylish four-piece suite comprising a low-level WC, panelled bath with mixer tap, pedestal wash hand basin with mixer tap and tiled splashback, and an oversized shower cubicle with electric shower. The room is complemented by tiled wall coverings, chrome heated towel radiator, ceiling spotlights, extractor fan, and two frosted uPVC double glazed windows to the rear and side elevations.



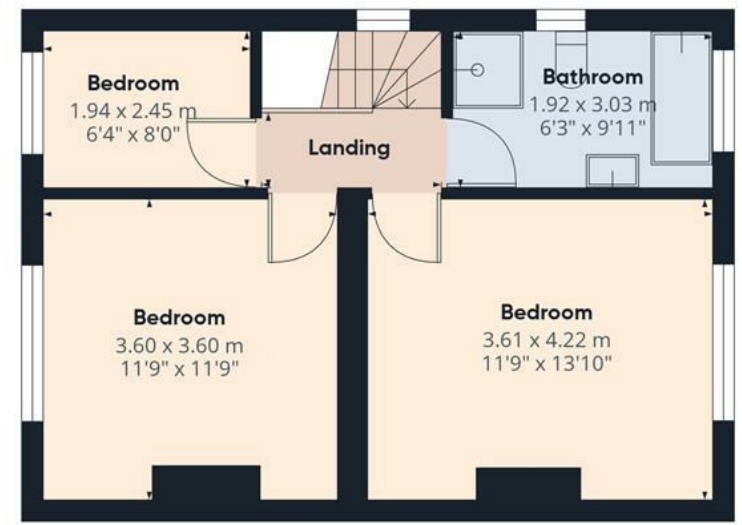








Floor 0



Floor 1



Approximate total area⁽¹⁾
95.9 m²
1035 ft²

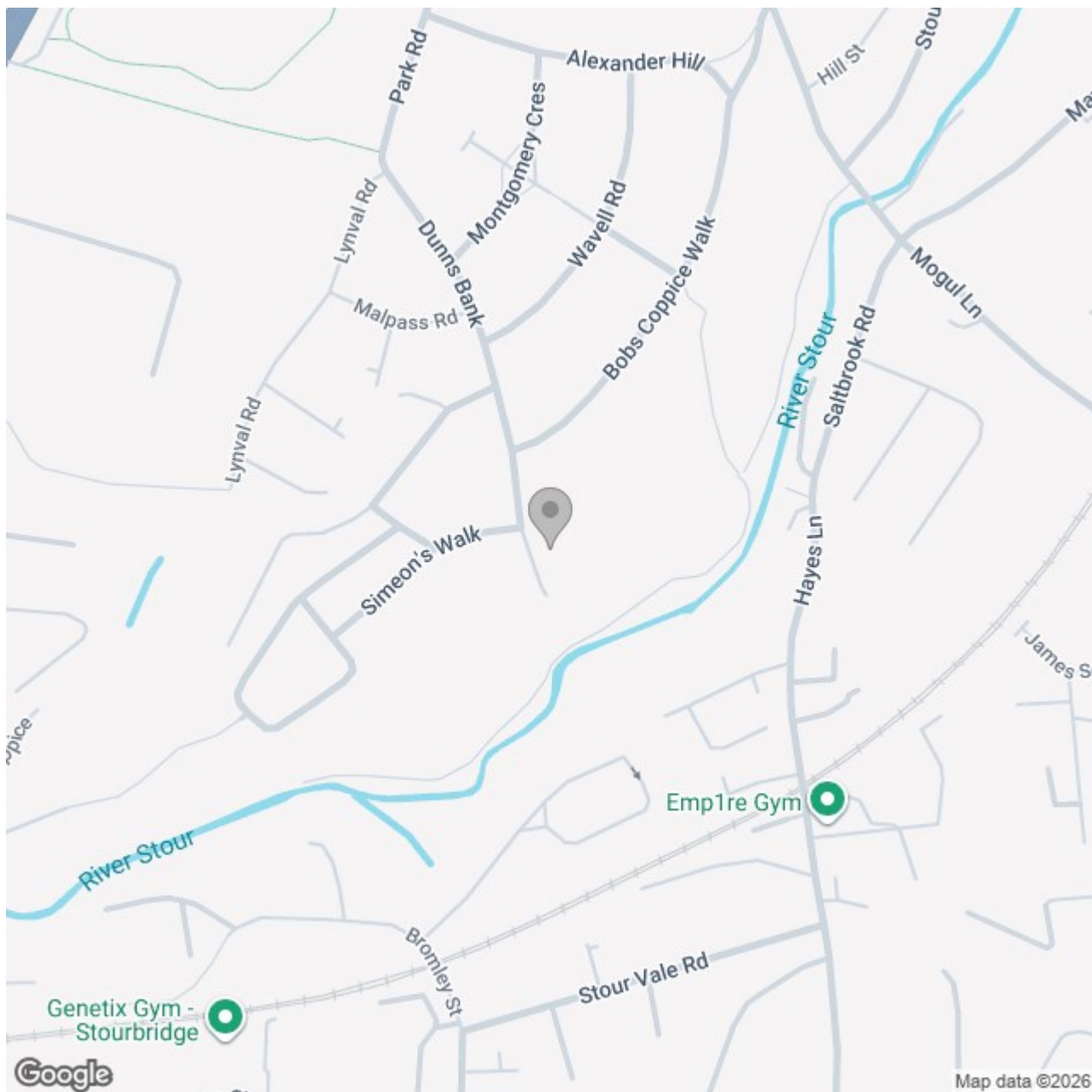
Reduced headroom
0.1 m²
1 ft²

(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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	