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**33 Station Road**

- THREE BEDROOM SEMI DETACHED
- STYLISH LOUNGE WITH MEDIA WALL FEATURE
- GENEROUS DOUBLE BEDROOMS
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES

**Offers In Region Of £225,000**

EPC Rating 'TBC'





## Property Description

### DESCRIPTION

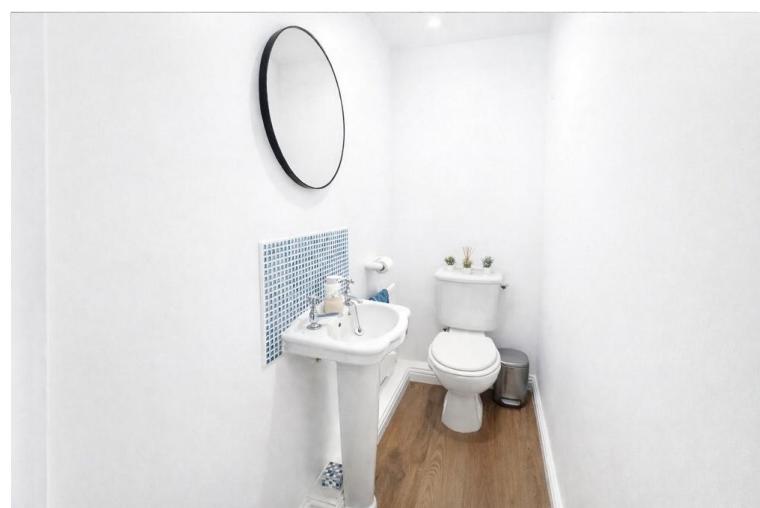
This beautifully presented three-bedroom semi-detached home offers stylish, modern living with thoughtfully designed spaces throughout - perfect for families and professionals alike.

From the moment you arrive, the property impresses with its private front garden, while to the rear you'll find two private parking spaces, providing both convenience and privacy.

The heart of the home is the stunning open-plan kitchen flowing seamlessly into the dining area, created as part of a well-executed rear extension. This light-filled space is ideal for both everyday living and entertaining, with doors opening onto a beautifully maintained rear garden - a private haven perfect for summer gatherings and relaxing evenings.

The living room is finished to an exceptional standard, featuring a bespoke media wall complete with a contemporary electric fire, glowing log effects, and elegant floating shelves to either side, creating a warm yet modern focal point.

Upstairs, the property offers two generous double bedrooms along with a versatile third room that works perfectly as a single bedroom, home office, or dressing room. The overall finish throughout the home is clean, modern, and move-in





ready.

With its blend of stylish interiors, practical layout, private gardens, and off-road parking to the rear, this home offers an outstanding opportunity for comfortable contemporary living.

#### FRONT ENTRANCE

6' 1" x 3' 1" (1.85m x 0.94m) A bright, welcoming entrance hall with frosted glazed panels for natural light and privacy. There is space for coats and shoes, with direct access to the living room.

A convenient ground floor WC sits just off the hallway, fitted with a wash basin and toilet- ideal for guests and everyday use.

#### LIVING ROOM

10' 1" x 15' 1" (3.07m x 4.6m) This beautifully presented living room has been thoughtfully designed to create a warm, welcoming space that is perfect for both everyday living and entertaining.

A striking contemporary feature wall forms the heart of the room, showcasing a sleek inset electric fireplace that provides a cosy focal point all year round. Above a wall-mounted television sits neatly framed, while illuminated floating shelves to either side add a modern, stylish touch and offer ideal display space.

The generous proportions of the room comfortably accommodate a large sofa and additional seating, creating an inviting setting for relaxing with family or hosting guests. Soft lighting, neutral decor and warm wood finishes combine to give the space a calm, homely feel that will appeal to a wide range of buyers.

Well laid out and highly functional, this living area offers both comfort and practicality, with ample room to unwind while maintaining a contemporary, elegant aesthetic. A standout feature of the home, this is a space where buyers can easily picture themselves settling in and enjoying from day one.

#### KITCHEN/DINER

15' 1" x 19' 1" (4.6m x 5.82m) This impressive open plan kitchen and dining space has been thoughtfully designed to create a sociable heart of the home, ideal for modern family living and entertaining.

The dining area, formed as part of a bright rear extension, is flooded with natural light from a wide run of windows overlooking the garden. This inviting space easily accommodates a full-sized dining table, making it perfect for family meals, gatherings and entertaining guests, all while enjoying views outside.

The kitchen is stylish and highly functional, fitted with a range of contemporary white units complemented by solid oak worktops and ample preparation space. Integrated appliances, generous storage and practical layout ensure the space works effortlessly for everyday use. A breakfast bar with seating provides an additional casual dining spot and natural place to gather.

Open in design yet clearly defined, this superb kitchen diner offers both practicality and atmosphere, creating a bright, welcoming environment that will appeal to buyers looking for a





home designed around modern living.

#### BEDROOM 1

11' 1" x 13' 1" (3.38m x 3.99m) This spacious double bedroom offers a calm, stylish retreat, beautifully presented in rich, modern tones that create a warm and relaxing atmosphere.

Generous in size, the room easily accommodates a large bed along with additional furniture, while still retaining a wonderful sense of space. Two windows allow plenty of natural light to flow through, enhancing the airy feel and providing pleasant views.

A full wall of fitted wardrobes provides excellent built-in storage, keeping the room clutter-free and highly practical for everyday living. Soft carpeting underfoot and tasteful decor complete the space, making this a comfortable and inviting bedroom that buyers will instantly appreciate.

#### BEDROOM 2

8' 2" x 7' 10" (2.49m x 2.39m) This well-presented double bedroom offers a cosy and stylish space. Tastefully decorated in modern, neutral tones, the room creates a calm and relaxing atmosphere. A large window allows for plenty of natural light, enhancing the sense of space, while soft furnishings and coordinated decor add warmth and character.

There is ample room for a double bed as well as bedside furniture, making the layout both practical and inviting. Thoughtfully arranged and easy to maintain, this bedroom provides versatile accommodation that will appeal to a wide range of buyers.



#### BATHROOM

4' 1" x 5' 1" (1.24m x 1.55m) Finished to a high contemporary standard, the bathroom features sleek full-height grey tiling and quality chrome fittings throughout. A modern white suite includes a wall-mounted WC, a stylish vanity unit with integrated basin and useful storage below, and a full-sized bath with a glass screen and overhead shower. Recessed ceiling spotlights create a bright, fresh feel, while the heated chrome towel rail adds a touch of everyday luxury. A frosted window provides natural light and ventilation, completing this clean and calming space.



#### BEDROOM 3

6' 1" x 8' 1" (1.85m x 2.46m) This versatile room is currently utilised as a practical home office and dressing space, demonstrating its flexibility to suit a variety of needs.



Well-proportioned and filled with natural light from the window, the room comfortably accommodates desks, storage furniture and additional units without feeling cramped. Neutral decor and soft carpeting create a pleasant working environment, ideal for those working from home or in need of a dedicated study area.

The layout also lends itself perfectly to use as a single bedroom, nursery or hobby room, offering buyers valuable additional space that can easily adapt to their lifestyle requirements.

#### EXTERIOR

To the front, the home showcases an attractive stone exterior with a small lawn and pathway guiding you to the entrance, creating an inviting first impression and strong kerb appeal.



The rear garden has been thoughtfully landscaped for low maintenance and enjoyment. A standout feature is the covered outdoor seating area to the rear of the garden, currently styled as a cosy social space complete with seating and a bar area- ideal for relaxing with friends and family throughout the year, whatever the weather.

Fully enclosed by fencing for privacy, this garden offers a fantastic blend of practicality and lifestyle. The property also benefits from two private parking spaces located to the rear, adding further convenience for homeowners and visitors alike.

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