





Offered for sale is this well-presented three-storey, three-bedroom home, providing a practical and versatile layout that suits a range of buyers. The accommodation is arranged over three floors and includes a generous front living room, a spacious kitchen diner with French doors to the garden, a ground floor WC, two first-floor bedrooms and a contemporary shower room, along with an impressive top-floor master suite with en-suite. Outside, the property benefits from off-street parking to the front and an enclosed rear garden with a patio and lawn.



Accommodation

Ground Floor

The accommodation opens into an entrance hallway with doors leading off and stairs rising to the first floor. A convenient ground floor WC is fitted with a modern two-piece suite. To the front aspect is a well-proportioned living room, featuring a bay window that brings in plenty of natural light and provides ample space for a variety of seating and living room furniture.

To the rear is a superb kitchen diner, fitted with a range of contemporary high-gloss wall and base units with preparation work surfaces, a built-in oven, gas hob with extractor over, and space for further appliances. The dining area offers room for a table and chairs, with French doors opening out to the patio and rear garden, making this an ideal space for everyday living and entertaining.

First Floor

The first-floor landing gives access to two bedrooms, both of which are well-proportioned and adaptable for guest use, a nursery, or a home office depending on requirements. Completing this level is a modern bathroom, fitted with a contemporary suite including a bath, wash hand basin and low-level WC.

Second Floor

The top floor is dedicated to an impressive master bedroom, offering excellent space along with useful built-in storage and the benefit of a private en-suite.



The en-suite is fitted with a shower cubicle, wash hand basin and low-level WC, creating a comfortable and self-contained principal suite.

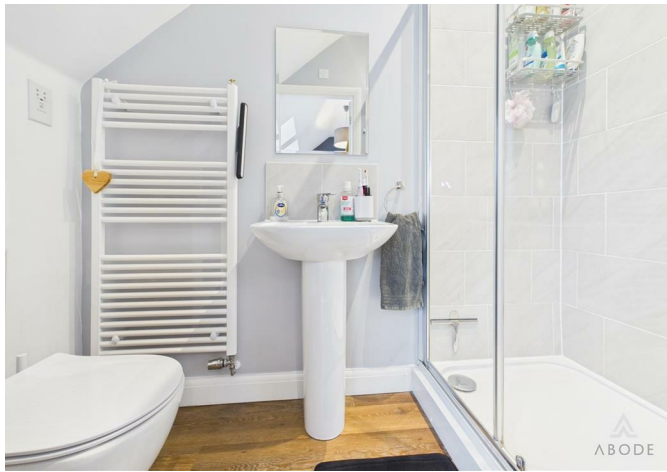
Outside

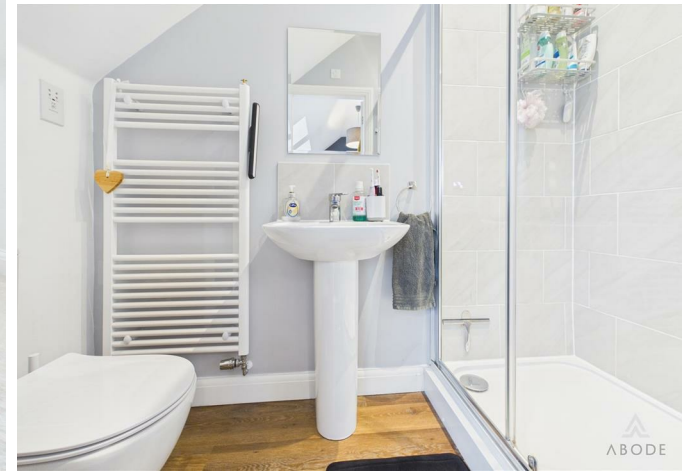
To the front elevation is a driveway providing off-street parking. The rear garden is enclosed by timber fencing and features a patio area ideal for outdoor seating, a neat lawn, and a useful timber garden shed for storage.

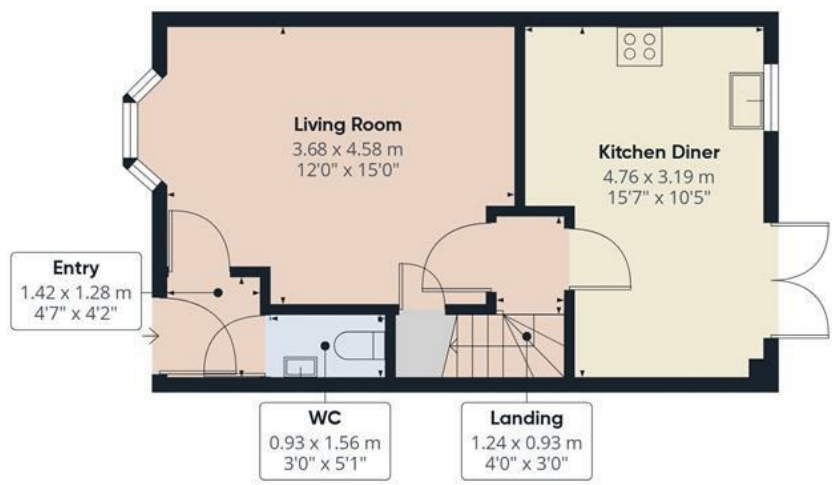




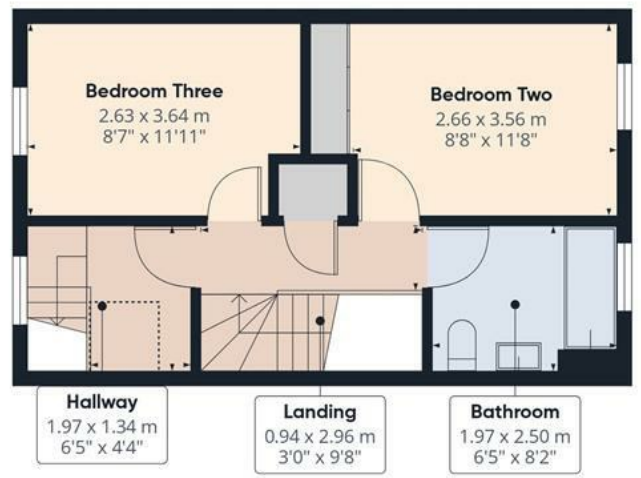








Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
94.2 m²
1015 ft²

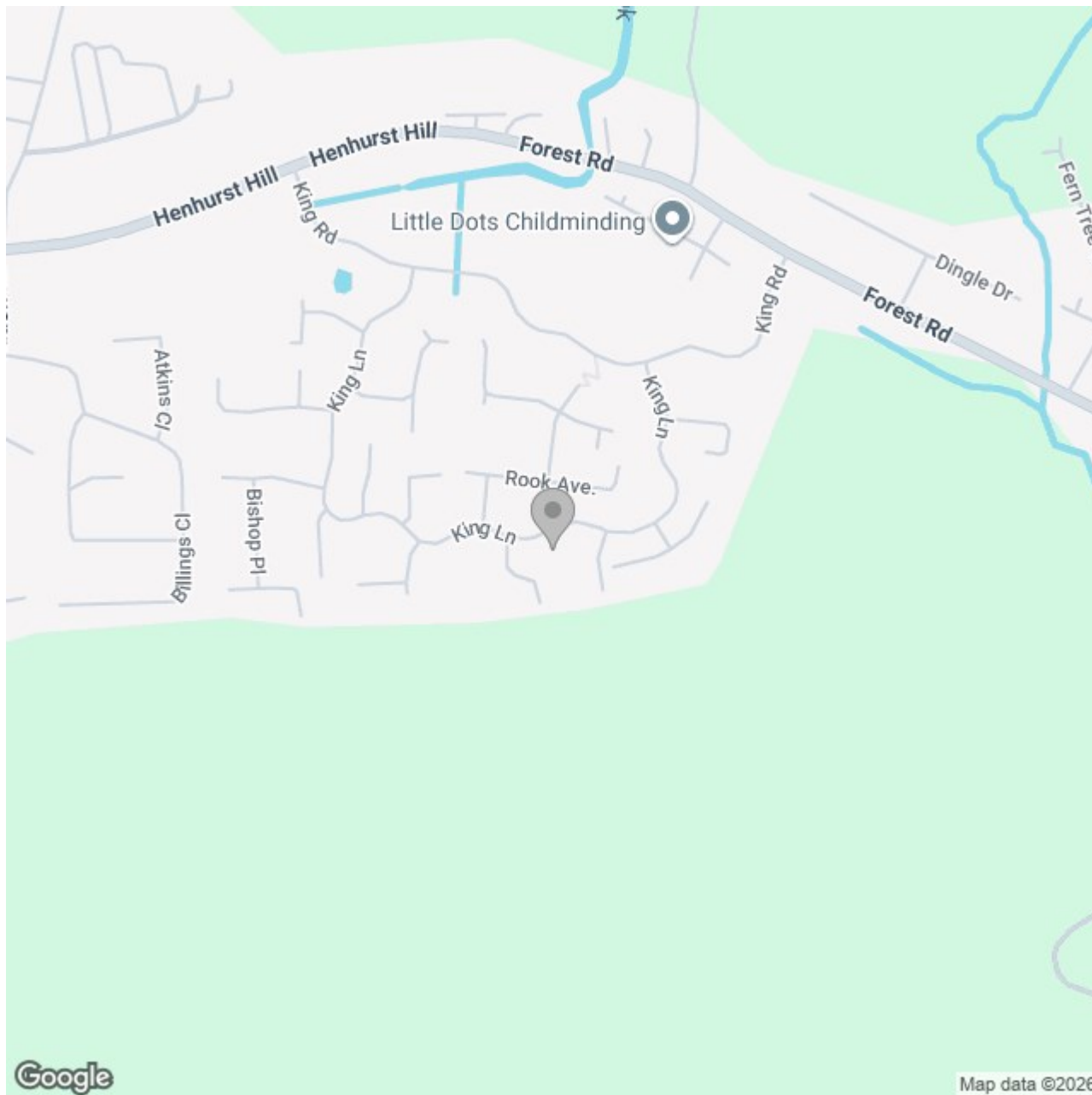
Reduced headroom
4.4 m²
48 ft²

(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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	