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Offers in the Region Of £99,950

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Property Introduction

Crofts Estate Agents are delighted to present to the market this exceptional three-bedroom mid-terrace home, which has been comprehensively modernised and finished to an outstanding standard throughout. Offering stylish, move-in-ready accommodation, this is undoubtedly one of the finest examples of its kind currently available, making early viewing highly recommended. Ideal for first-time buyers, young families or those looking to simply unpack and enjoy, the property benefits from gas central heating, uPVC double glazing and well-planned accommodation comprising a welcoming entrance hallway, elegant lounge, separate dining room, a superbly appointed contemporary kitchen and a beautifully finished ground floor bathroom. To the first floor are three bedrooms, with bedroom three accessed via bedroom two, providing an ideal nursery, dressing room or home office. Outside, the property is equally impressive, boasting attractive low-maintenance gardens to both the front and rear, creating excellent outdoor spaces with minimal upkeep. Combining quality, style and convenience, this truly is a home not to be missed.

Entrance Hallway

With attractive composite entry door to the front elevation and staircase to the first floor.

Living Room

10' 7" x 9' 0" (3.23m x 2.74m)

This bright and spacious lounge offers a perfect blend of comfort and contemporary style. The room features elegant light blue-grey walls complemented by crisp white coving and skirting, creating a calm and airy atmosphere. Underfoot, attractive light wood-effect flooring runs throughout, adding warmth and a modern feel. A striking feature wall with a textured white brick effect provides an impressive focal point, creating space for a wall mounted TV. A large window floods the room with natural light, offering pleasant views and a sense of openness. Additional benefits include recessed ceiling spotlights for flexible lighting and useful built-in shelving details. This well-proportioned reception room is ideal for both relaxing and entertaining.

Dining Room

12' 5" x 10' 8" (3.78m x 3.24m)

A bright and beautifully presented reception room offering a versatile space for formal dining or additional family living. Finished to a high standard with attractive wood-effect flooring, elegant coving and deep skirting boards, the room enjoys an abundance of natural light through uPVC French doors opening directly onto the rear courtyard, seamlessly blending indoor and outdoor living. A contemporary wall-mounted electric feature fire creates a stylish focal point, while the generous proportions comfortably accommodate a family dining suite, making this an ideal space for entertaining or everyday dining.

Kitchen

11' 3" x 6' 11" (3.43m x 2.11m)

A stunning contemporary kitchen, beautifully appointed with an extensive range of navy blue Shaker-style wall and base units complemented by elegant marble-effect work surfaces and matching splashbacks. Integrated appliances include a built-in electric oven, induction hob with contemporary extractor canopy over, together with housing for additional appliances and plumbing for a washing machine. A large rear-facing window floods the room with natural light while providing pleasant views over the courtyard, and recessed ceiling spotlights complete the sleek, modern finish. Designed to maximise both style and practicality, this is an impressive space perfectly suited to modern day living.

Bathroom

9' 3" x 5' 5" (2.81m x 1.65m)

A stylish contemporary bathroom finished to a high standard, fitted with a modern three-piece white suite comprising a panelled bath with rainfall shower and glazed shower screen, pedestal wash hand basin with chrome mixer tap, and low-flush WC. Complemented by attractive full-height grey wall tiling with a decorative mosaic feature border, recessed ceiling spotlights and a frosted uPVC double glazed window providing natural light and ventilation. A beautifully presented space combining quality, style and practicality.

First Floor Landing

Access to bedrooms one and two.

Bedroom 1

14' 2" x 13' 6" (4.31m x 4.11m)

uPVC double glazed window to the front elevation. Central heating radiator. Down lighting to the ceiling. Loft access. Recess storage cupboard.

Bedroom 2

13' 6" x 10' 9" (4.11m x 3.28m)

uPVC double glazed window to the rear elevation. Central heating radiator. Access to the bedroom three is via the second bedroom.

Bedroom 3

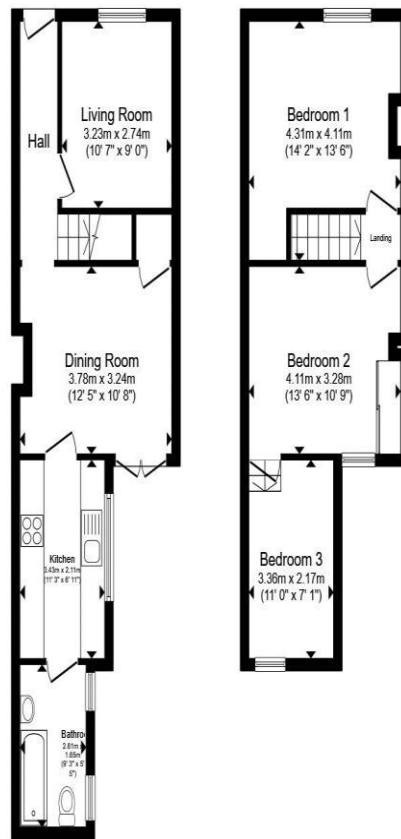
11' 0" x 7' 1" (3.36m x 2.17m)

uPVC double glazed window to the rear elevation. Central heating radiator. Wall mounted Worcester gas boiler.

Outside

The property benefits from an impressive rear garden that is larger than average for the area. This well-designed, low-maintenance outdoor space features a substantial paved patio laid with large-format grey stone tiles, providing an excellent area for al fresco dining and entertaining. The garden is fully enclosed with high walls for privacy and security. There is ample room for additional furniture, a barbecue, or planting if desired. The garden is bordered with gravel detailing and benefits from a useful side access gate. With its generous proportions and easy-to-maintain finish, this is a fantastic outdoor space for relaxing, family gatherings, or summer entertaining.





Ground Floor First Floor

Total floor area 75.3 m² (811 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		