

No Display Address Found

Guide Price **£250,000**

DONNA VINCENT

eXp

- Ref:DV1198
- Well-Presented Three-Bedroom Semi-Detached House
- Pleasant Cul-de-Sac Location
- Situated Towards the End of the Close
- Comfortable Lounge
- Kitchen/Dining Room
- Three Bedrooms
- Family Bathroom
- Attractive Enclosed Rear Garden
- Driveway Parking Plus Additional Allocated Parking Space to the Rear

Tenure: Freehold

Situated towards the end of a peaceful cul-de-sac, this well-presented three-bedroom semi-detached house offers comfortable and practical accommodation, making it an ideal choice for first-time buyers, young families or those looking to downsize.

The accommodation comprises a welcoming entrance, a comfortable lounge and a kitchen/dining room providing a sociable space for everyday living and dining, with access to the rear garden.

To the first floor are three bedrooms and a family bathroom.

Outside, the property benefits from an attractive rear garden, offering a pleasant space for relaxing, entertaining or family enjoyment.

A further advantage is the off-road parking, with a driveway and allocated parking for a further two cars to the rear, accessed via a shared entrance.

Occupying a pleasant position towards the end of the close, this appealing home combines well-maintained accommodation, practical parking arrangements and an attractive garden.

Early viewing is highly recommended to fully appreciate everything this property has to offer.

Accommodation Comprises

<u>Ground Floor</u>

Entrance Hall Approached via a side entrance door, with staircase rising to the first-floor accommodation and door leading through to the lounge.

Lounge A spacious and comfortable reception room enjoying a front aspect, with radiator, useful understairs storage cupboard and an archway leading through to the kitchen/dining room.





Kitchen/Diner Fitted with a range of matching wall and base units incorporating work surfaces, stainless steel sink unit, gas hob with oven beneath and extractor hood above.

A breakfast bar with an attractive wooden worktop provides additional preparation space and informal seating, whilst there is ample room for a dining table and chairs.

Further features include tiled splashbacks, a fitted tall storage cupboard, wall-mounted gas boiler and spaces for a slimline dishwasher, washing machine and tall fridge/freezer.

Twin-opening patio doors lead directly onto the rear decking area, creating a lovely connection between the kitchen/dining room and garden.

First Floor

Landing With a built-in airing cupboard and doors providing access to all three bedrooms and the family bathroom.

Bedroom1 A double bedroom enjoying a front aspect, featuring two built-in double wardrobes with a central mirrored cupboard and radiator.

Bedroom 2 A further well-proportioned double bedroom enjoying a rear aspect, with radiator.

Bedroom 3 Enjoying a front aspect, with built-in wardrobe cupboard incorporating drawers beneath and radiator.









Family Bathroom Fitted with a modern white suite comprising a panelled bath with drench-style shower head and glass shower screen, WC and wash hand basin with useful storage drawers beneath. Further features include mostly tiled walls and a chrome heated towel radiator.

Outside To the front of the property is a gravel driveway providing off-road parking for approximately two vehicles, together with an open-plan lawned garden.

A paved pathway leads to the side entrance door, with a timber gate beyond providing access to the enclosed rear garden.

Adjacent to the property is a shared tarmac access driveway, leading around to the rear where there are two further allocated parking spaces.

The attractive rear garden is predominantly laid to lawn and enclosed by timber fencing, providing a pleasant and private outdoor space.

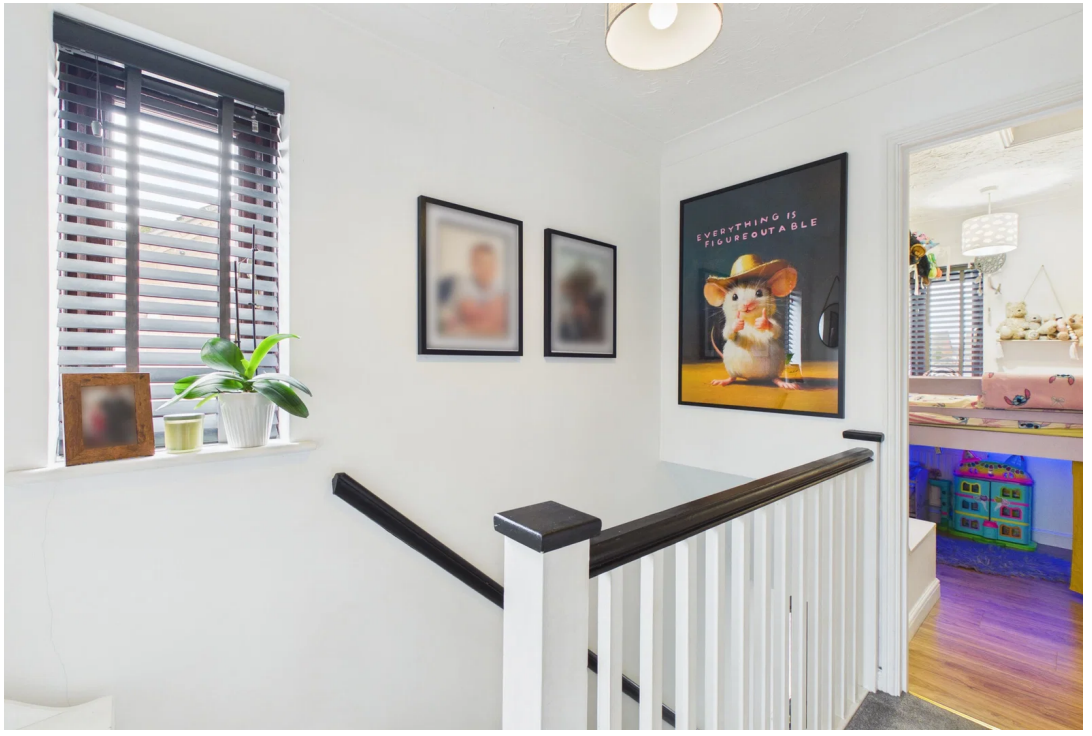
Decking extends across the rear and side of the property, creating ideal areas for outdoor seating and entertaining.

A particular feature is the decked barbecue area to the side of the property, complete with a pergola incorporating a polycarbonate roof, offering a sheltered space for outdoor dining and relaxation.

AGENTS NOTE - Please be advised that the property details may be subject to change and must not be relied upon as an accurate description of this home. Although these details are thought to be materially correct, the accuracy cannot be guaranteed, and they do not form part of any contract. All services and appliances must be considered 'untested' and a buyer should ensure their appointed solicitor collates any relevant information or service/warranty documentation. Please note, all dimensions are approximate/maximums and should not be relied upon for the purposes of floor coverings.

ANTI-MONEY LAUNDERING REGULATIONS - We are required by law to conduct Anti-Money Laundering (AML) checks on all parties involved in the sale or purchase of a property. We take the responsibility of this seriously in line with HMRC guidance, and in ensuring the accuracy and continuous monitoring of these checks. Our partner, Movebutler, will carry out the initial checks on our behalf. They will contact you once your offer has been accepted, to conclude, where possible, a biometric check with you electronically.











As an applicant, you will be charged a non-refundable fee of £30 (inclusive of VAT) per buyer for these checks. The fee covers data collection, manual checking, and monitoring. You will need to pay this amount directly to Movebutler and complete all Anti-Money Laundering (AML) checks before your offer can be formally accepted.

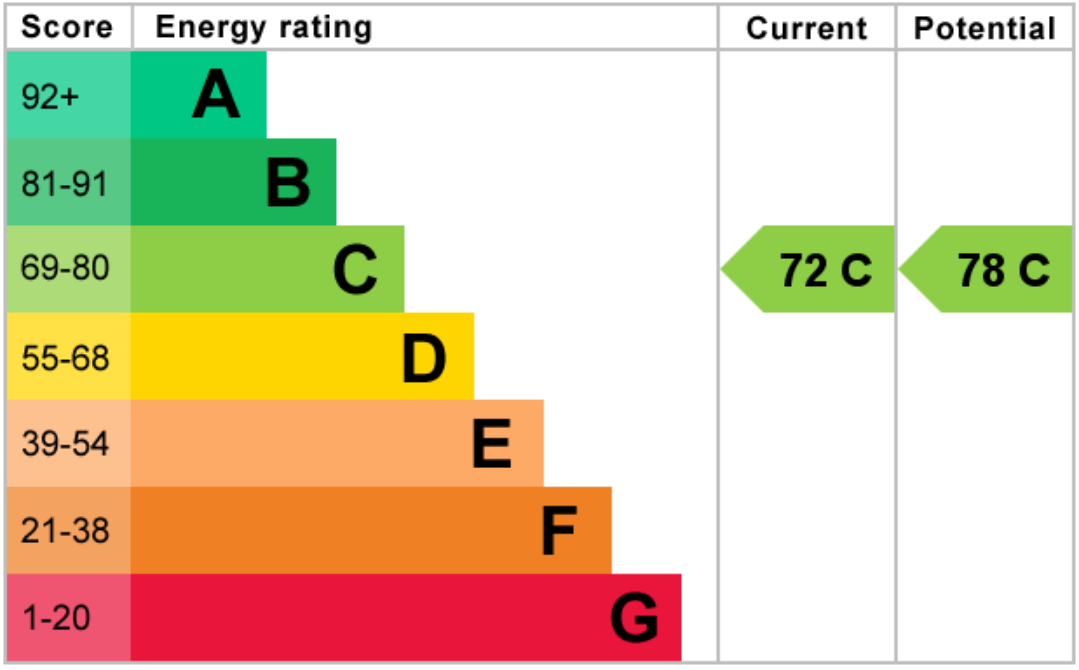
Important Information Regarding Referral Fees

In accordance with the Estate Agents (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are required to disclose that this company may offer certain services to sellers and purchasers from which we may receive a referral fee upon completion.

Specifically:

For conveyancing services, we typically receive a referral fee of £138.00 (inc. VAT).
For mortgages and related financial products, our average share of commission from a broker is £250 (no VAT). However, this amount may be subject to proportional clawback by the lender if the mortgage or related product is cancelled early.


Living Room
12'8" x 12'3"
3.88 x 3.75 m
Kitchen/Diner
15'10" x 9'11"
4.85 x 3.03 m
Hallway
3'10" x 4'7"
1.17 x 1.42 m
Floor 0
Bedroom
8'9" x 10'7"
2.67 x 3.25 m
Bedroom
8'6" x 9'8"
2.61 x 2.96 m
Bedroom
6'10" x 8'0"
2.08 x 2.46 m
Landing
5'7" x 8'2"
1.71 x 2.49 m
Bathroom
6'11" x 5'6"
2.12 x 1.68 m
W
N
S
E
Floor 1
Approximate total area(1)
667 ft²
62 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360


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