



GRACE ESTATE AGENTS are delighted to present this three-bedroom semi-detached home that offers modern and spacious accommodation, making it an ideal choice for families, first-time buyers, or those looking to upsize.

The property features a generous kitchen/diner, perfect for everyday living and entertaining, along with a convenient downstairs cloakroom. The master bedroom benefits from its own en-suite shower room, while two further bedrooms are served by a contemporary family bathroom on the first floor.

Outside, the landscaped rear garden provides an attractive space for relaxing and outdoor dining. To the front, there is off-road parking for two vehicles.

Further benefits include approximately five years remaining on the new homes warranty, offering added peace of mind. The property is conveniently situated within a short drive of local shops and amenities and enjoys easy access to transport links for commuting and travel.

Entrance Hall

Radiator, radiator, access to the lounge, cloakroom, storage cupboard, kitchen/diner and stairs to the first floor.

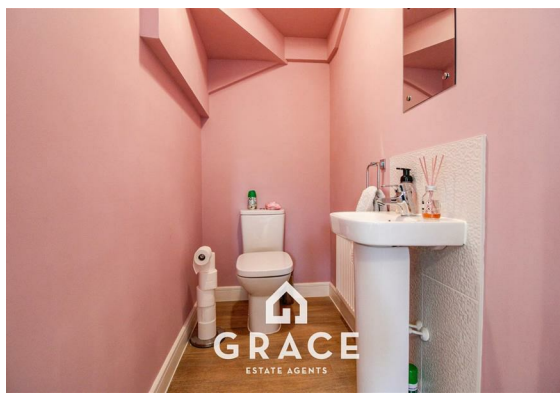
Cloakroom

Low level WC, hand wash basin with tiled splash back, wood style flooring and radiator.

Kitchen/Diner

16'8" x 9'8" (5.10 x 2.95)

Radiator, double glazed windows to side and front aspect, wood style flooring, matching eye level and base units with work tops over, integrated fridge freezer, dishwasher, double oven, gas hob and extractor fan. Single bowl sink with side drainer and mixer tap.





Lounge

16'8" x 9'10" (5.10 x 3.02)

Double glazed French doors to rear aspect and radiator.

Master Bedroom

12'4" x 10'1" (3.78 x 3.08)

Double glazed window to front aspect, radiator and access to the ensuite.

Ensuite

Low level WC, hand wash basin with tiled splash back, radiator, wood style flooring, walk in shower with tiled splash back and electric shower.

Bedroom Two

9'8" x 9'4" (2.95 x 2.86)

Radiator and double glazed windows to side and front aspect.

Bedroom Three

9'8" x 7'0" (2.95 x 2.15)

Radiator and double glazed window to side aspect.

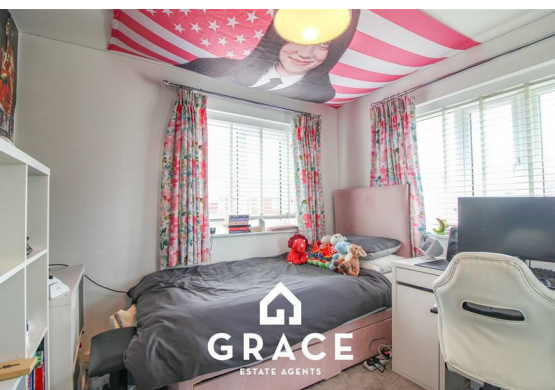
Bathroom

Low level WC, hand wash basin with tiled splash back, heated towel rail, panelled bath with electric shower on riser rail, double glazed window to front aspect and wood style flooring.

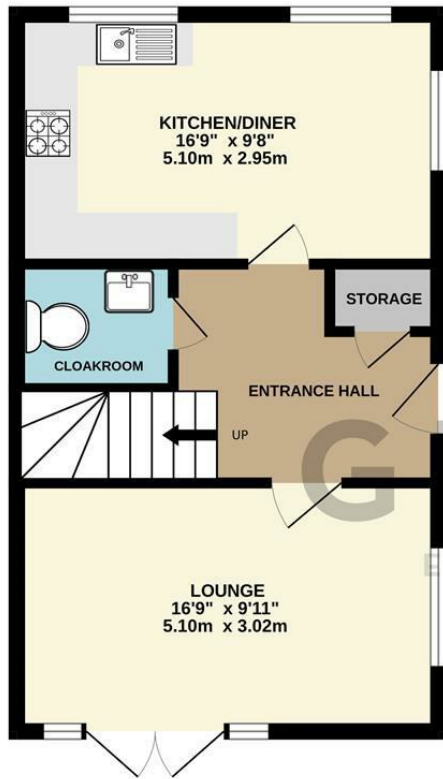
Outside

Rear Garden - patio from the rear of the property, that provides a path to the back gate. Artificial grass area, timber shed and fenced boundaries.

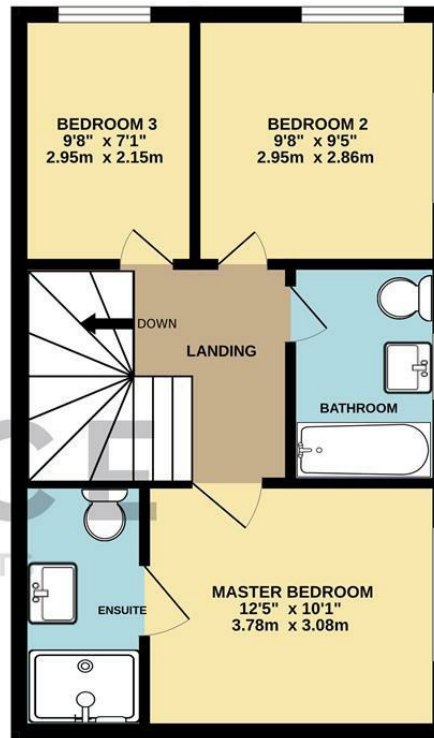
Parking - block paved area, providing parking for up to two vehicles.



GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



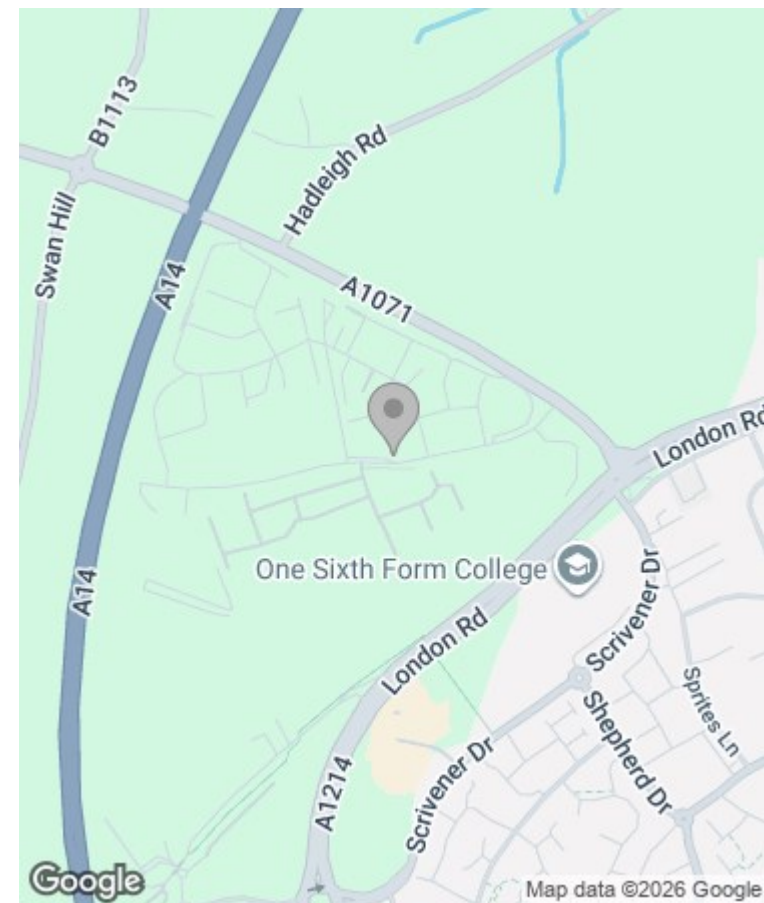
TOTAL FLOOR AREA: 775 sq.ft. (72.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		85	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	