



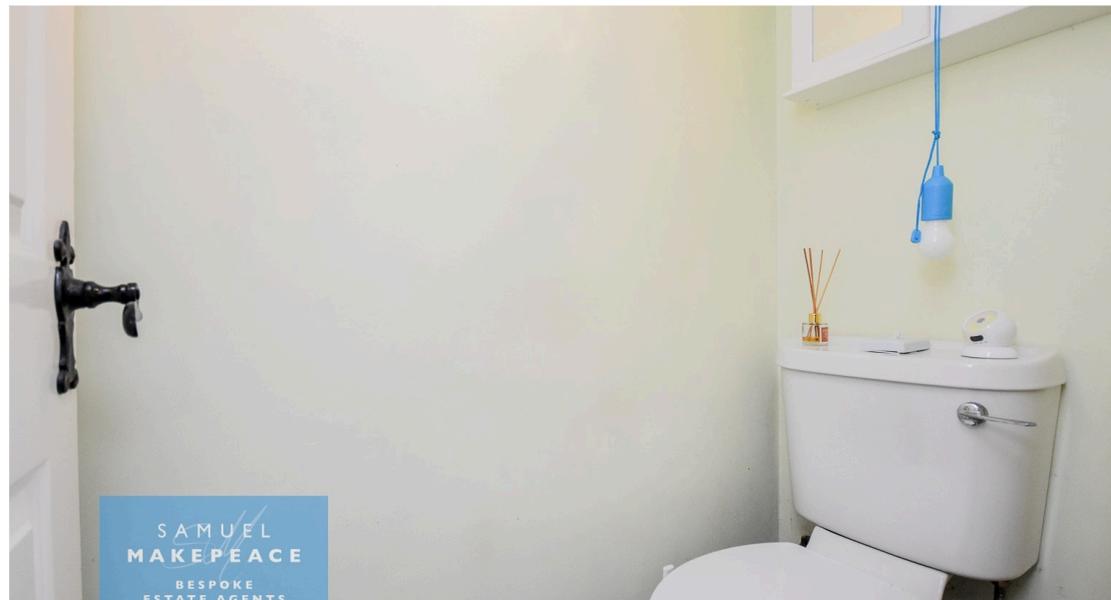
 **3**  
Bedrooms

 **1**  
Bathroom

 **1**  
Reception



- LOVELY THREE BEDROOM SEMI FOR SALE
- LARGE LOUNGE DINER WITH DUAL ASPECT
- KITCHEN DINER WITH PLENTY OF STORAGE AND INTEGRATED APPLIANCES
- LARGE UTILITY ROOM WITH SPACE FOR APPLIANCES
- GROUND FLOOR WC
- THREE GOOD SIZED BEDROOMS
- GOOD SIZED FAMILY BATHROOM
- ENCLOSED REAR GARDEN WITH SEATING AREAS
- CLOSE TO LOCAL AMENITIES AND TRAVEL ROUTES



If homes were chocolate bars, Maple Avenue would be the one hiding the Golden Ticket – irresistible from the very first glance and even sweeter once you step inside.

Step inside and unwrap this enchanting property is a **sweet treat in its own right**. From the moment you cross the threshold, you'll know you've found something truly special – a home presented in pristine condition, filled with light, warmth, and delightful moments at every turn.

On arrival, you're welcomed by a **generous paved driveway**, setting the scene perfectly before stepping through the porch and into a fabulous entrance hall. The **open-plan living and dining room** offers a warm and inviting embrace. Throw open the French doors and step straight into the garden, creating a seamless indoor-outdoor experience worthy of celebration. At the heart of the home lies a **bright and airy kitchen and breakfast room** – a space where practicality meets indulgence. Sleek cabinetry, modern worktops, and space for appliances combine effortlessly, making everyday living feel effortlessly stylish. The ground floor is completed by a versatile rear hallway, ideal for storage or even a dedicated laundry area, alongside a convenient WC – thoughtful touches that make life that little bit sweeter.

Ascend the staircase and discover **three generously sized bedrooms**, each offering a peaceful retreat at the end of the day. Served by a **spacious bathroom**, the upper floor blends comfort, charm, and character – all beautifully wrapped up like the ultimate golden prize.

Somewhere between dream and reality sits Maple Avenue – a home designed to be cherished, shared, and celebrated. Opportunities this sweet don't come along often... don't let this Golden Ticket slip through your fingers.

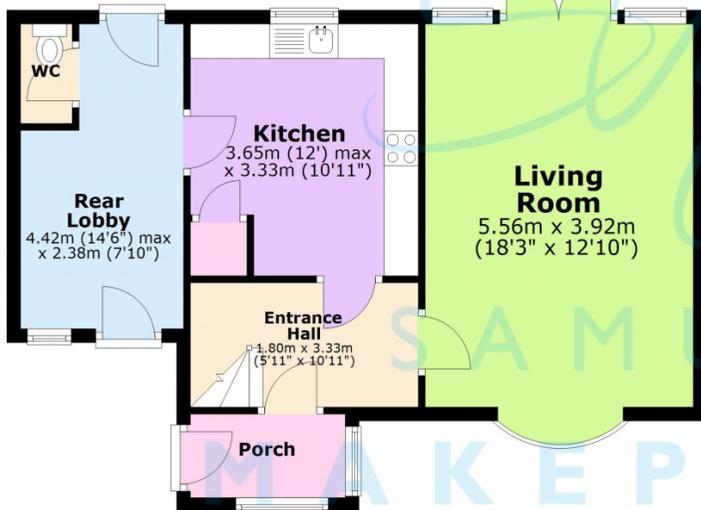
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**Ground Floor**



**First Floor**



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Total area: approx. 95.9 sq. metres (1032.4 sq. feet)

Floorplans are provided as a guide only. All measurements are not to be relied upon. To confirm any measurements and layouts you must check yourself. Samuel Makepeace Bespoke Estate Agents do not accept any liability for the accuracy of this. Plan produced using PlanUp.



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