



TRACY PHILLIPS

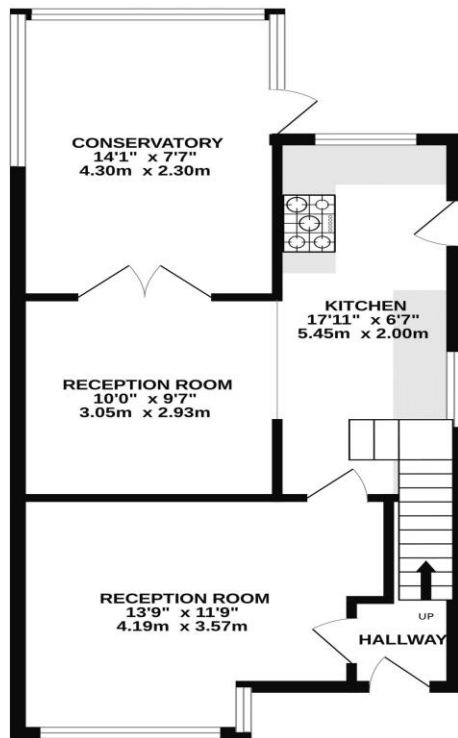
Estates



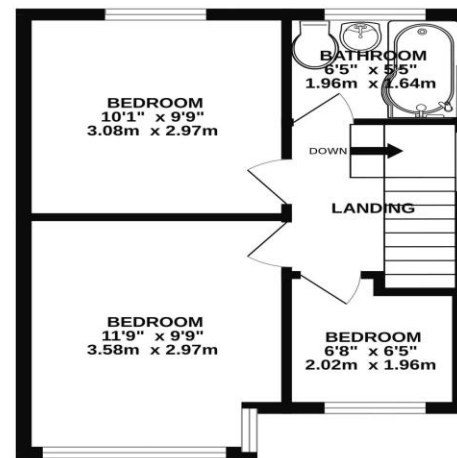
TRACY PHILLIPS

Estates

GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



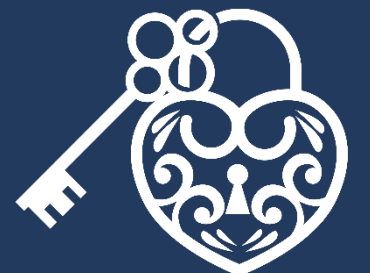
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Offers Over £220,000

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Nestled behind a front garden with off-road parking and a private driveway, this charming home offers a warm welcome from the moment you arrive. Steps lead up to a practical porch—ideal for storing shoes and coats—which opens into a tiled hallway that sets the tone for the well-maintained interiors throughout. To the front of the property, the lounge is a cosy and inviting space, featuring a characterful fireplace and large window allowing in plenty of natural light. To the rear, the kitchen is well-equipped with fitted units, an integrated dishwasher, a five-ring gas hob and oven. With windows on two elevations and a side door leading to the garden, this kitchen is both bright and functional. It opens directly into the second reception room—currently set up as a family living space—featuring wood flooring, another feature fireplace, and a natural flow into the conservatory via glazed French doors. The conservatory, complete with a radiator and garden access, is currently used as a dining room, offering year-round enjoyment.

Upstairs, the master bedroom to the front of the property is bright and airy, while the second bedroom at the rear is a spacious double with peaceful garden views. The third bedroom, located at the front, is perfect as a nursery, study, or dressing room. The bathroom features a shower over the bath, a WC, and a sink, complemented by tasteful wall and floor tiles.

The rear garden is a true highlight—featuring a generous patio ideal for outdoor dining, steps up to a lawned area bordered by mature trees and shrubs, and a wooden summerhouse/outbuilding perfect for hobbies or relaxing. A garden shed provides additional storage space.

This well-presented home blends practical living with charming character, making it ideal for a variety of buyers seeking comfort and convenience.





