





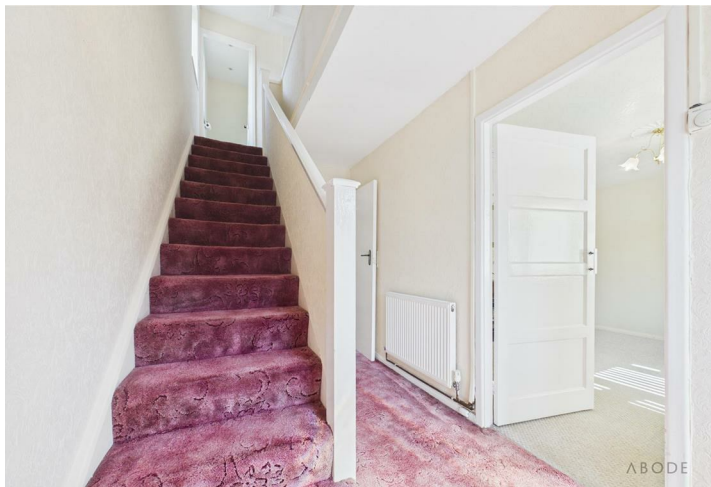
This well-presented three-bedroom semi-detached home offers spacious and versatile accommodation throughout, making it an ideal purchase for growing families, first-time buyers or those looking to upsize. Well maintained by the current owner, the property also offers exciting scope for future expansion.

The accommodation briefly comprises a welcoming entrance hallway, a bright and comfortable lounge with feature gas fireplace, and a generous kitchen/dining room providing an excellent space for family living and entertaining. The ground floor is further enhanced by a convenient WC and internal access to the integral garage, which houses a recently installed Worcester Bosch combination boiler.

To the first floor are three well-proportioned bedrooms, including two generous doubles, together with a modern shower room fitted with a contemporary three-piece suite.

Externally, the property offers ample potential for buyers wishing to further enhance or extend the existing accommodation (subject to the relevant consents), making it an excellent long-term family home.

Viewing by appointment only. Available for sale with no upward chain.



Hallway

Entered via a UPVC double glazed front entrance door with matching frosted side window, the welcoming hallway features a central heating radiator, thermostat, meter cupboard, smoke alarm, staircase rising to the first floor, and internal doors leading to the principal ground floor accommodation.

Lounge

A bright and comfortable reception room with a UPVC double glazed window to the front elevation, central heating radiator, feature gas fireplace, telephone point, and dimmer-controlled lighting.

Kitchen/Dining Room

A spacious kitchen fitted with a range of matching wall and base units with complementary work surfaces, incorporating a composite one-and-a-half bowl sink with mixer tap. There is a freestanding gas cooker with oven and grill, space for additional appliances, a useful under-stairs storage cupboard, spotlighting, central heating radiator, and a feature fireplace within the dining area. Two UPVC double glazed windows overlook the rear garden, and an internal door provides access to the garage.

Landing

With a UPVC double glazed window to the side elevation, loft access, airing cupboard with shelving, and doors leading to all first-floor rooms.

Bedroom One

A generous double bedroom with a UPVC double glazed window to the front elevation, central heating radiator, TV aerial point, and telephone point.



Bedroom Two

A further double bedroom overlooking the rear garden, benefiting from a central heating radiator, TV aerial point, and a built-in wardrobe providing excellent storage.

Bedroom Three

A well-proportioned single bedroom with a UPVC double glazed window to the front elevation, central heating radiator, and useful over-stairs storage cupboard.







Shower Room

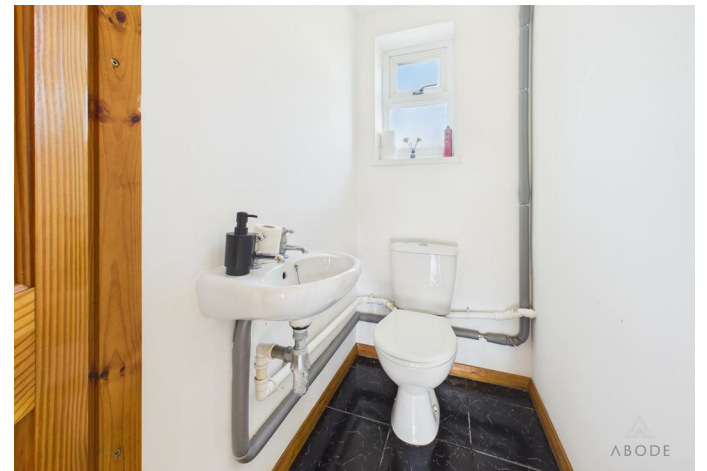
Fitted with a modern three-piece suite comprising a low-level WC, wash hand basin with mixer tap, and double shower enclosure with glazed screen and electric shower. Complementary wall tiling, two frosted UPVC double glazed windows to the side and rear elevations, spotlighting, and an extractor fan complete the room.

Garage

The integral garage benefits from an electric up-and-over door, a pedestrian UPVC entrance door, and a rear door providing direct access to the garden. It also houses a recently installed Worcester Bosch combination gas central heating boiler.

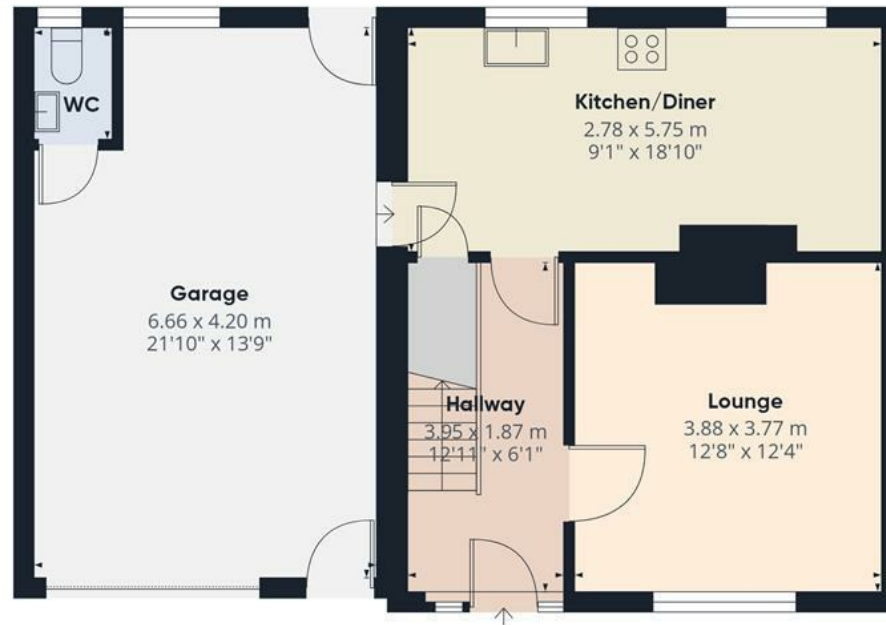
We have been advised that the garage was built with foundations suitable to support a two-storey extension above, subject to obtaining the necessary planning permission and building regulation approval, making this an exciting prospect for buyers seeking to increase the property's living space. Buyers are urged to seek professional clarity on this matter.



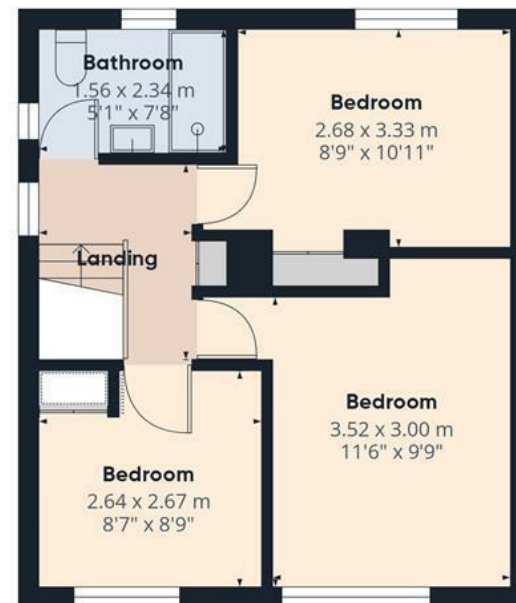








Floor 0



Floor 1



Approximate total area⁽¹⁾

100.6 m²

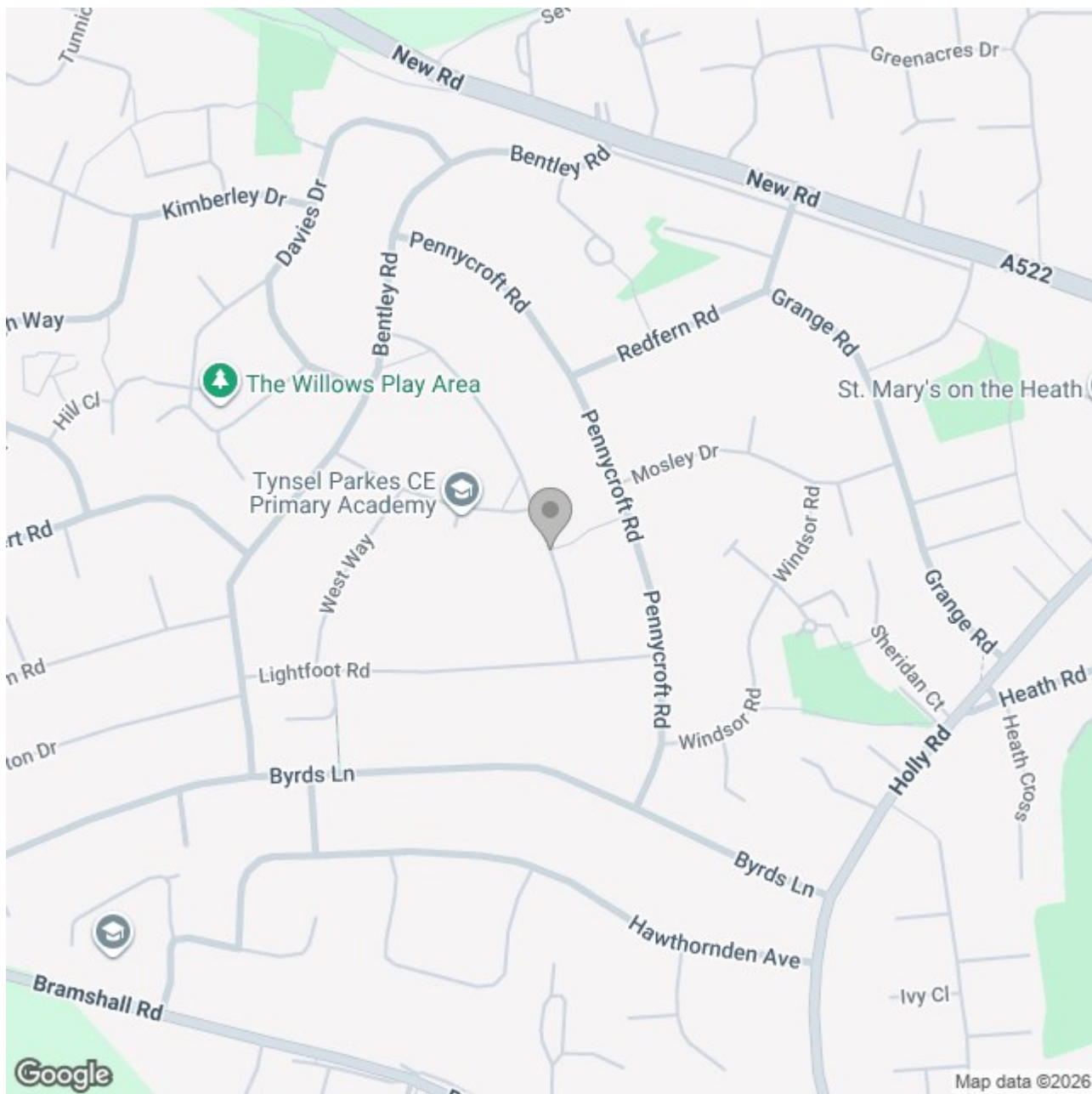
1083 ft²

(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





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 	