







This well-presented three-bedroom semi-detached property offers practical family living within a sought-after residential area. The home features a front-facing lounge, a spacious kitchen/diner to the rear with French doors leading to the garden, three bedrooms including a master with en-suite, and a modern family bathroom. Externally, the property benefits from a driveway providing off-street parking for two cars, a single garage, and an enclosed rear garden.





## Accommodation

### Ground Floor

The property is entered via a front door into a welcoming hallway, which provides access to the lounge, kitchen/diner, and guest cloakroom with WC and wash hand basin. The lounge, located at the front of the property, is bright and spacious, offering ample room for seating and featuring a window to the front aspect. To the rear, the kitchen/diner is fitted with a range of wall and base units, work surfaces, and integrated oven with hob, as well as space for further appliances. The dining area comfortably accommodates a family dining table and is complemented by French doors opening directly onto the garden, making it an ideal space for entertaining.

### First Floor

The staircase rises to the first-floor landing, which leads to three bedrooms and the family bathroom. The master bedroom, positioned at the front, benefits from an en-suite shower room comprising a shower cubicle, low-level WC, and wash hand basin. Bedroom two is a good-sized room overlooking the rear garden, while bedroom three provides versatility for use as a single bedroom, nursery, or home office. The family bathroom is fitted with a modern three-piece suite including a panelled bath with shower over, wash hand basin, and WC.

### Outside

To the front of the property is a driveway providing



off-street parking for two vehicles, leading to a single garage with up-and-over door and pedestrian side access. The rear garden is mainly laid to lawn with established planting and fenced boundaries, creating a secure outdoor space suitable for families. A paved patio area provides an excellent spot for outdoor seating and entertaining.









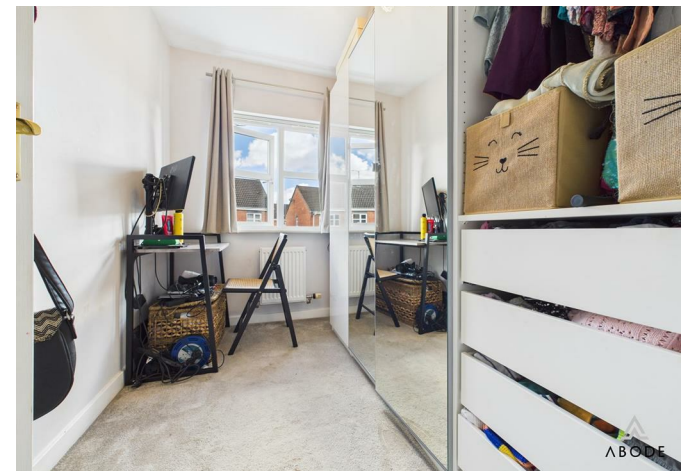




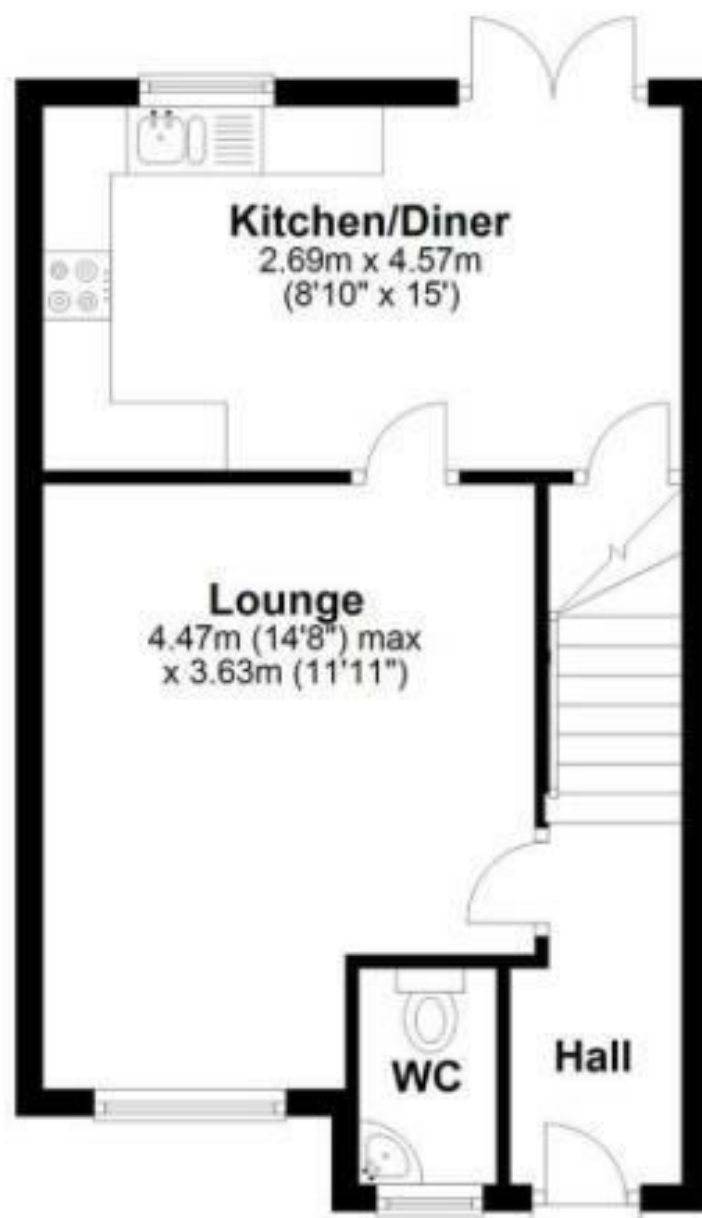








## Ground Floor

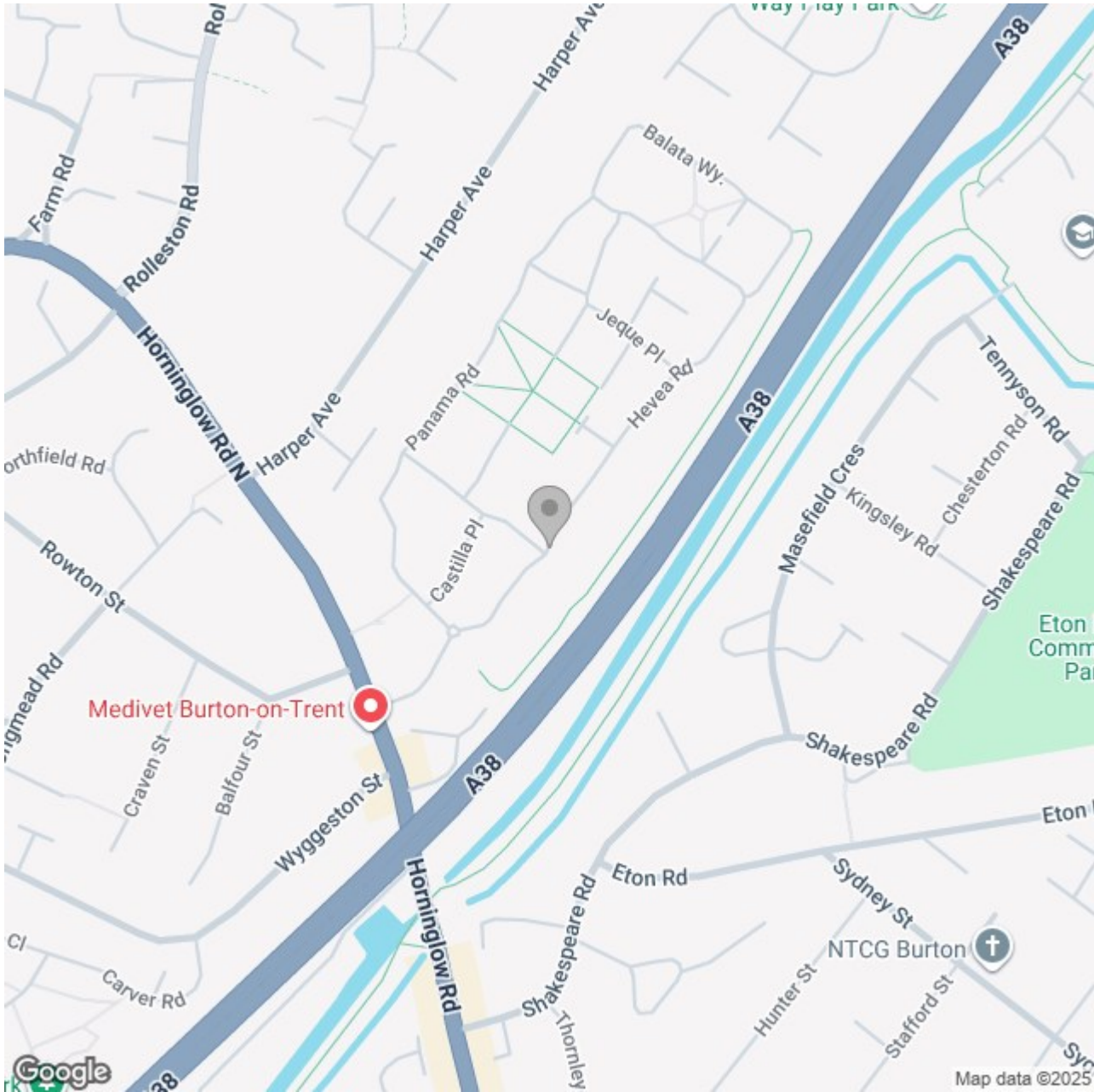


## First Floor









### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive 2002/91/EC