





A superbly spacious and fully refurbished family home, positioned in an elevated setting on a popular residential road. Finished to a high standard throughout, the property features a modern fitted kitchen with integrated appliances, a stylish family bathroom, and a generous open-plan lounge/diner with patio doors opening onto a tiered rear garden—perfect for entertaining and everyday living.

To the first floor are three well-proportioned bedrooms, offering comfortable accommodation for families or those needing additional space. Further benefits include a garage and driveway, providing ample off-road parking. This impressive home combines contemporary finishes with practical living space, making it an ideal choice for a wide range of buyers.



Porch

Entrance porch featuring a uPVC double glazed window to the front elevation and a uPVC double glazed entrance door. Finished with tiled flooring and providing access via an internal composite door to:

Lounge/Diner

A spacious open-plan living and dining area, ideal for both relaxing and entertaining. The room benefits from two central heating radiators, TV aerial point, and a feature electric fireplace with surround. Sliding uPVC double glazed patio doors open directly onto the rear garden, allowing for plenty of natural light. Stairs rise to the first-floor landing, and an internal door leads through to the kitchen.

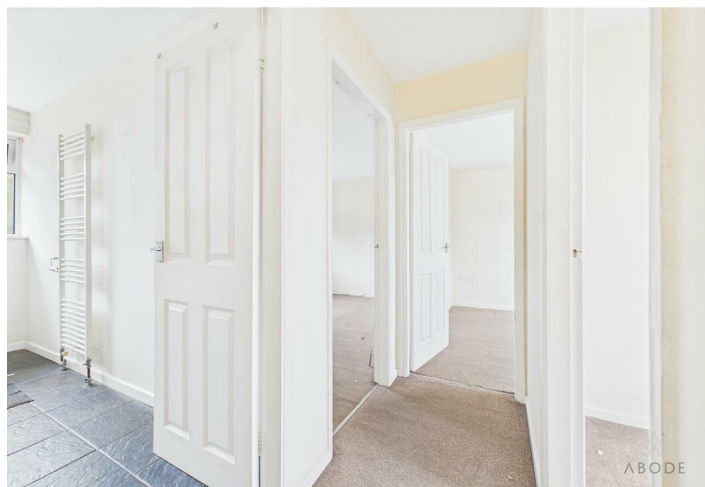
Kitchen

Fitted with a range of matching base and eye-level units, drawers, and roll-top work preparation surfaces. Features include a stainless steel sink with drainer and mixer tap, gas hob with stainless steel extractor hood, oven/grill, and integrated fridge and freezer. There is also plumbing for under-counter appliances. A uPVC double glazed window overlooks the rear, with an additional window to the side elevation, alongside a side access door. Finished with a central heating radiator.

Landing

Providing access to the loft via hatch and a useful storage cupboard with hanging rail. Internal doors lead to:







Bedroom One

A generously sized double bedroom with a uPVC double glazed window to the rear elevation, central heating radiator, telephone point, and TV point.

Bedroom Two

With a uPVC double glazed window to the front elevation, central heating radiator, and telephone point.

Bedroom Three

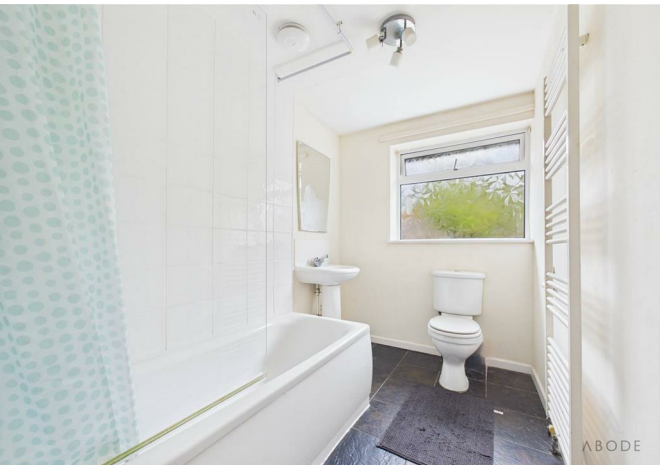
Featuring a uPVC double glazed window to the front elevation, central heating radiator, and a useful over-stairs storage area.

Family Bathroom

Appointed with a three-piece suite comprising a low-level WC, wash hand basin with mixer tap, and panelled bath with shower over and glass screen. Complemented by tiled wall coverings, a heated towel radiator, extractor fan, and a frosted uPVC double glazed window to the rear elevation.

Garage

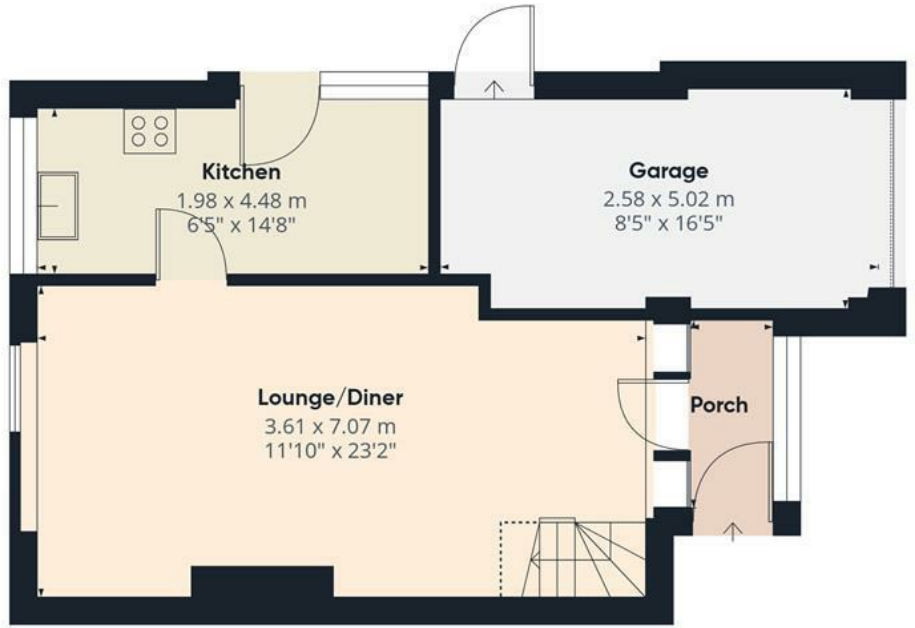
With an up and over door to the front elevation housing the gas meter, electrical consumer unit, electric meter and a central heating combination gas boiler with workspace and space under for freestanding white goods



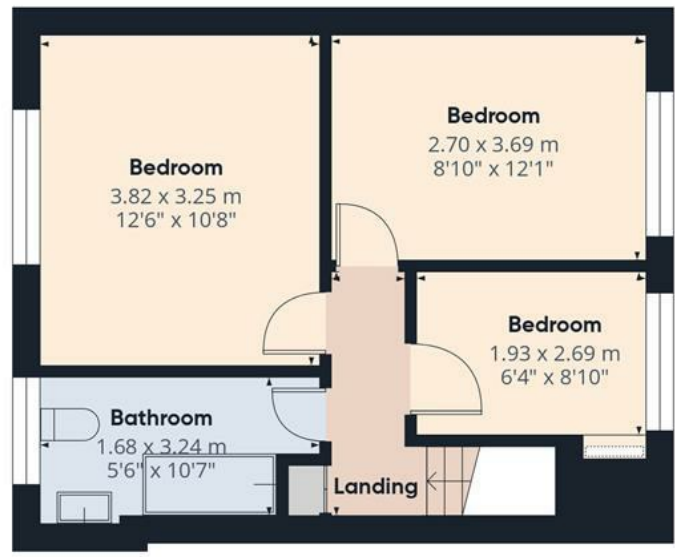




ABODE



Floor 0



Floor 1



Approximate total area^m
85.2 m²
917 ft²

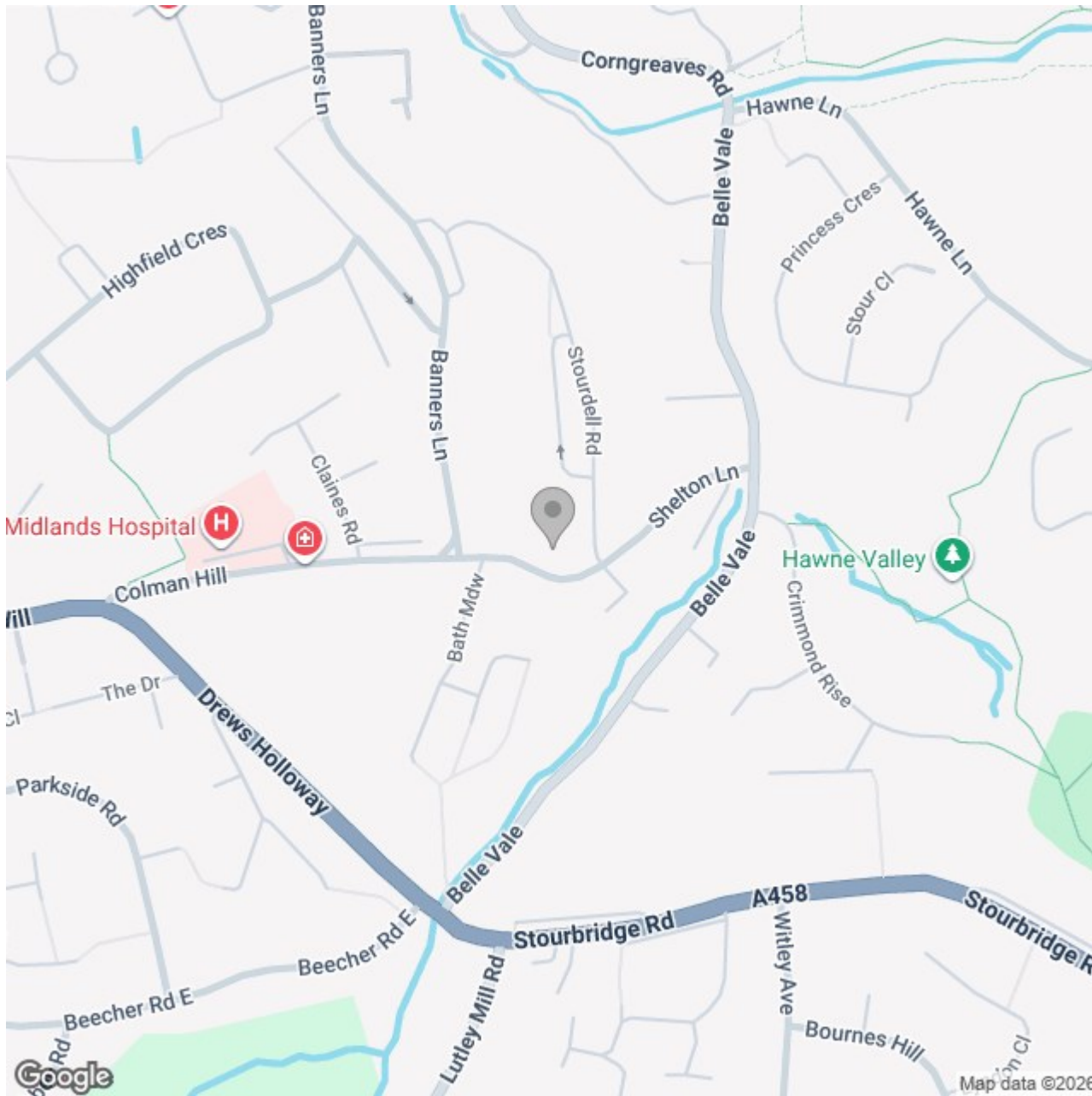
Reduced headroom
0.7 m²
7 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

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		81
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	