





A well-presented three-bedroom semi-detached home offering spacious accommodation throughout, together with a detached single garage, generous off-road parking and a beautifully maintained rear garden. The property features a spacious living room, a full-width kitchen with dining space, three well-proportioned bedrooms and a family bathroom, making it an excellent choice for families and those looking to take their next step on the property ladder.



Accommodation

Ground Floor

The property is entered via a welcoming entrance hallway with stairs rising to the first floor and useful under stairs storage. Positioned to the front of the property is a generous living room featuring a fireplace and a large window overlooking the front garden.

To the rear is a full-width fitted kitchen, offering a range of matching wall and base units with complementary work surfaces, integrated oven, gas hob, sink unit and space for further appliances. There is ample room for a dining table, while French doors open directly onto the rear garden. A separate side door also provides convenient access to the driveway.

First Floor

The first-floor landing leads to three bedrooms and the family bathroom.

The principal bedroom is located to the front of the property and benefits from fitted mirrored wardrobes. Bedroom two is another well-proportioned double, while bedroom three overlooks the rear garden and would equally suit use as a child's bedroom, nursery or home office.

The accommodation is completed by a family bathroom fitted with a bath incorporating a shower over, wash hand basin and WC.



Outside

To the front, the property enjoys a block-paved driveway providing off-road parking and leading to a detached single garage. The front garden is attractively landscaped with mature hedging and planted borders.

The enclosed rear garden is a particular feature of the property, having been beautifully maintained with a shaped lawn, established trees, shrubs and colourful borders. A paved seating area to the rear provides an ideal

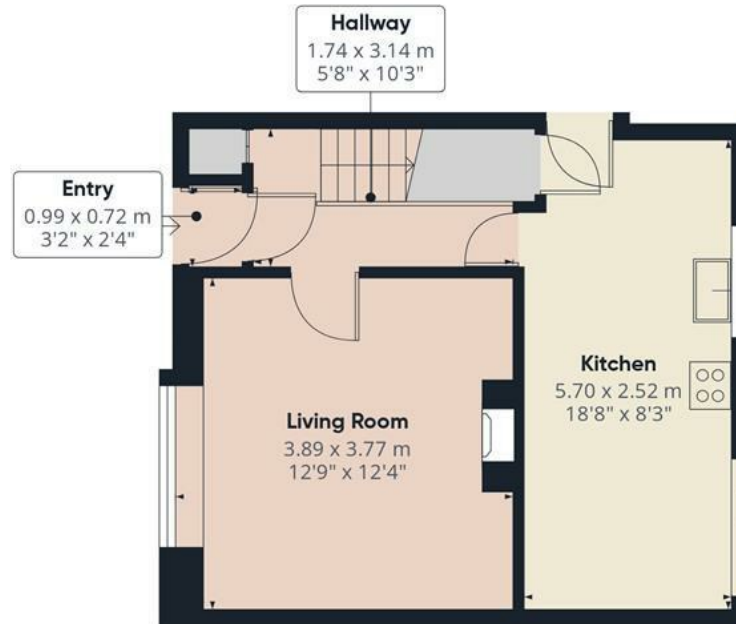




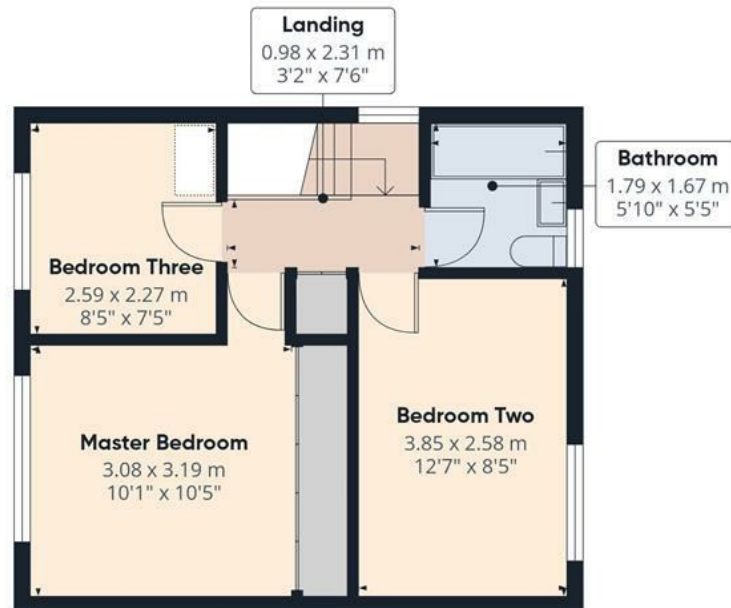


space for outdoor dining and entertaining, creating a private and peaceful setting to enjoy throughout the year.





Floor 0



Floor 1

Approximate total area⁽¹⁾

69.7 m²

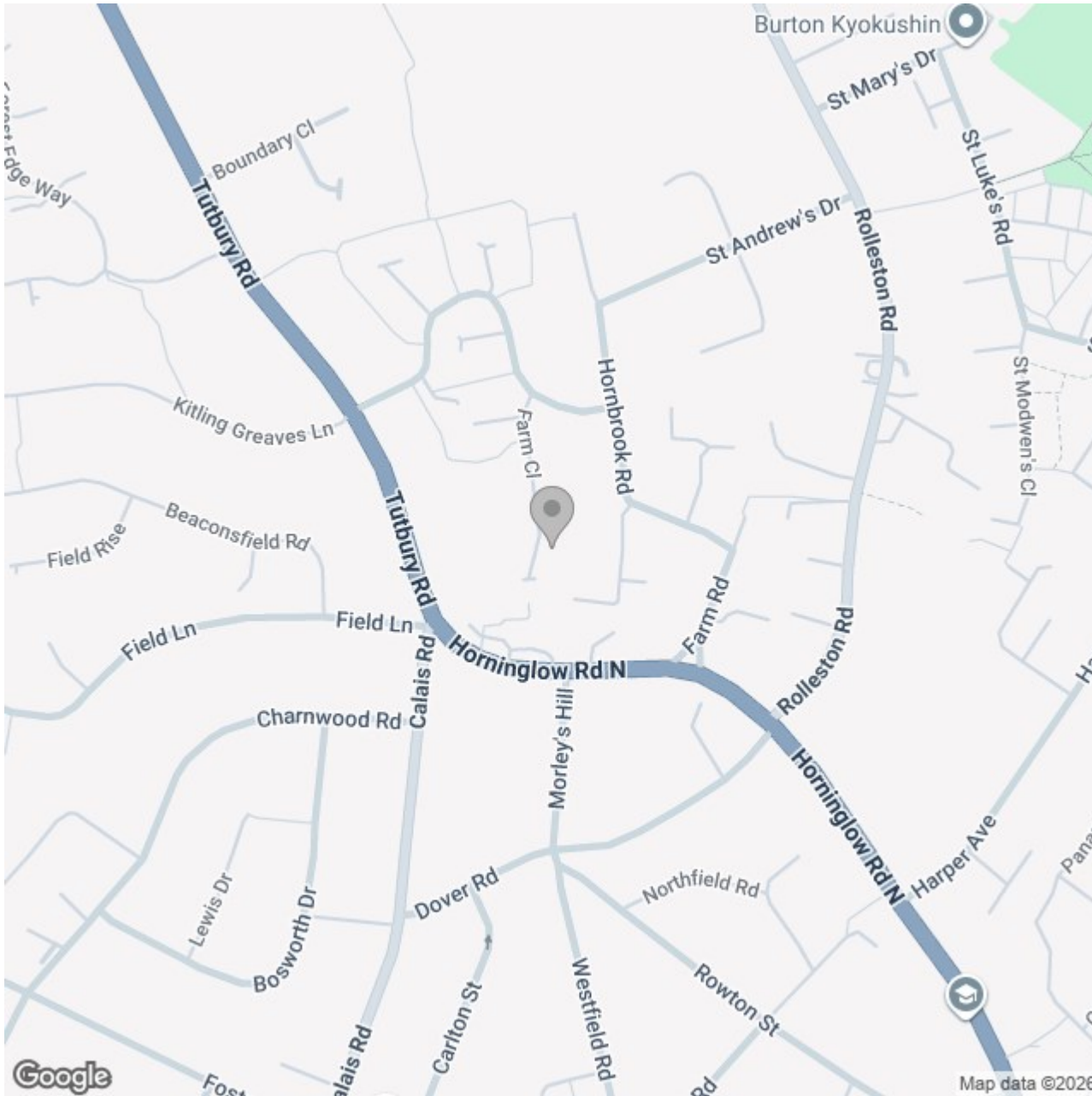
748 ft²

(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.

GIRAFFE 360





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 	