





This property presents an exciting opportunity for buyers looking to create a stylish, modern home in a popular and well-established residential location.

The ground floor offers a welcoming entrance hallway with attractive timber wall panelling and useful under-stairs storage. The modern kitchen is positioned to the front of the property and features contemporary units, integrated appliances and a breakfast bar area. To the rear, a spacious lounge diner provides an excellent living and entertaining space, enhanced by sliding doors opening directly onto the rear garden. A convenient downstairs WC completes the ground-floor accommodation.

To the first floor are three well-proportioned bedrooms, offering flexible space for families, guests or home working. The accommodation is completed by a modern family bathroom fitted with a stylish three-piece suite.

With well-balanced living space and scope for personalisation, this home is ideal for first-time buyers, families or investors seeking a property with strong potential in a desirable location.



## Hallway

A welcoming entrance hallway with a staircase rising to the first-floor landing, complemented by attractive timber wall panelling. There is useful under-stairs storage, panelled flooring with carpeted stair access, a composite double-glazed front entrance door, smoke alarm, and a central heating radiator. Internal doors provide access to the ground-floor accommodation.

## Breakfast Kitchen

The kitchen features a uPVC double-glazed window to the front elevation and is fitted with a range of modern base and eye-level storage units with drop-edge preparation work surfaces and complementary tiled wall coverings. Integrated appliances include a stainless steel one-and-a-half bowl sink with drainer and mixer tap, a four-ring stainless steel gas hob with built-in oven, grill, and extractor. There is space and plumbing for additional freestanding and under-counter appliances, ceiling spotlights, and a breakfast bar area.

## Lounge/Diner

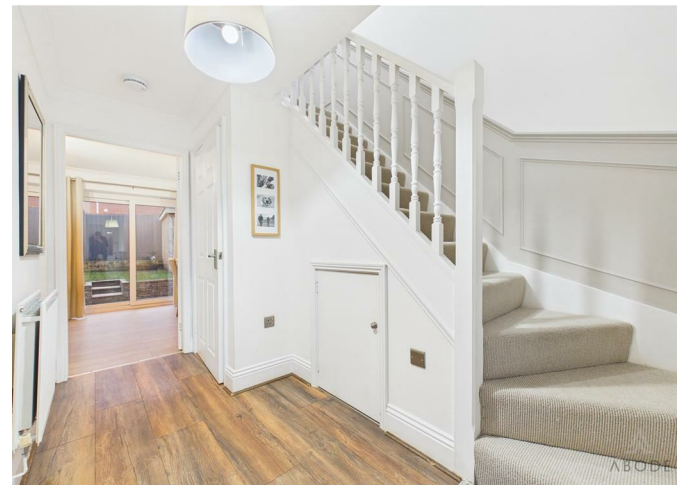
A spacious lounge diner with panelled flooring throughout. The dining area benefits from uPVC double-glazed sliding doors opening onto the rear garden and features attractive wall lighting. The lounge area offers a continuation of the panelled flooring, a central heating radiator, a focal point electric fireplace, TV aerial point, and a uPVC double-glazed window overlooking the rear elevation.



## W.C.

Fitted with a uPVC double-glazed frosted window to the side elevation, low-level WC, contemporary floating wash hand basin with tiled splashback, central heating radiator, and extractor fan.







### Landing

The landing features a uPVC double-glazed frosted window to the side elevation, timber panelling to the lower walls, smoke alarm, and loft access via a ceiling hatch. An airing cupboard houses the gas-fired combination central heating boiler. Internal doors provide access to all first-floor accommodation.

### Bedroom One

A well-proportioned double bedroom with a uPVC double-glazed window overlooking the rear elevation and a central heating radiator.

### Bedroom Two

Featuring a uPVC double-glazed window to the front elevation and a central heating radiator.

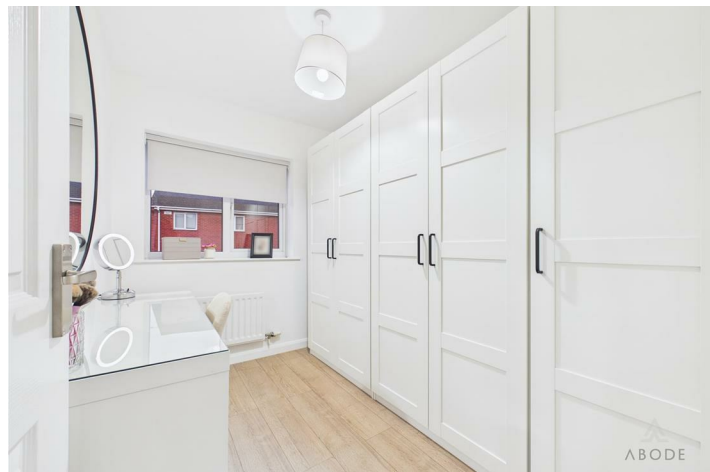
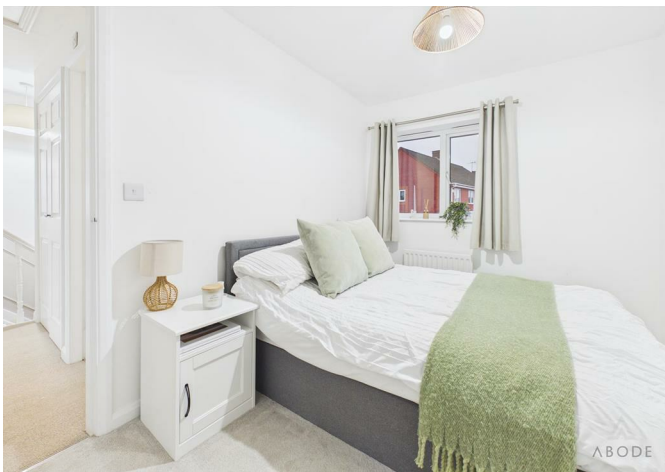
### Bedroom Three

With a uPVC double-glazed window to the rear elevation, panelled flooring throughout, and a central heating radiator.

### Family Bathroom

The family bathroom is fitted with a modern three-piece suite comprising a low-level WC, wash hand basin with mixer tap, and a bath with glass screen and waterfall showerhead. Additional features include a uPVC double-glazed frosted window to the front elevation, complementary wall tiling, a central heating radiator, ceiling spotlights and an extractor fan.

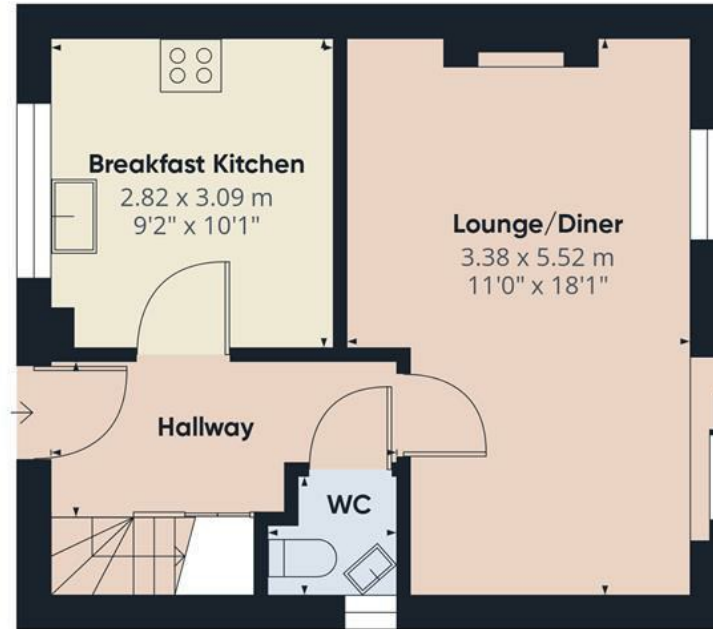










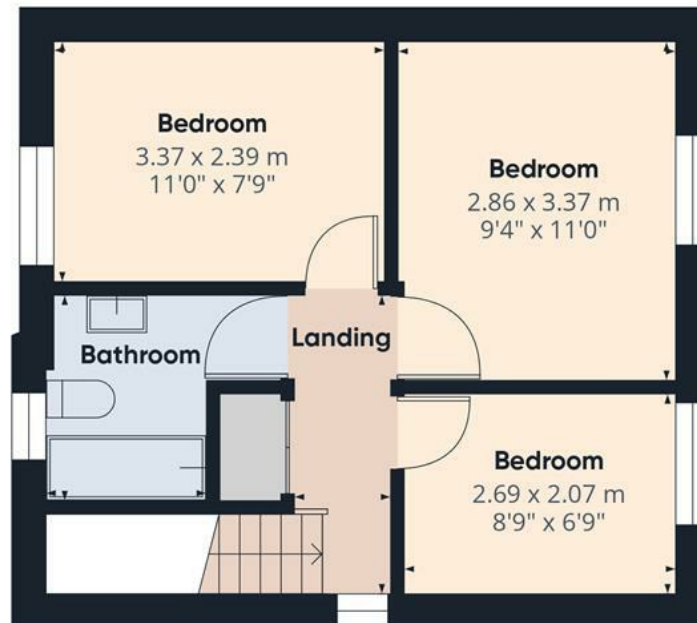


Floor 0 Building 1

Approximate total area<sup>(1)</sup>

64.3 m<sup>2</sup>

692 ft<sup>2</sup>



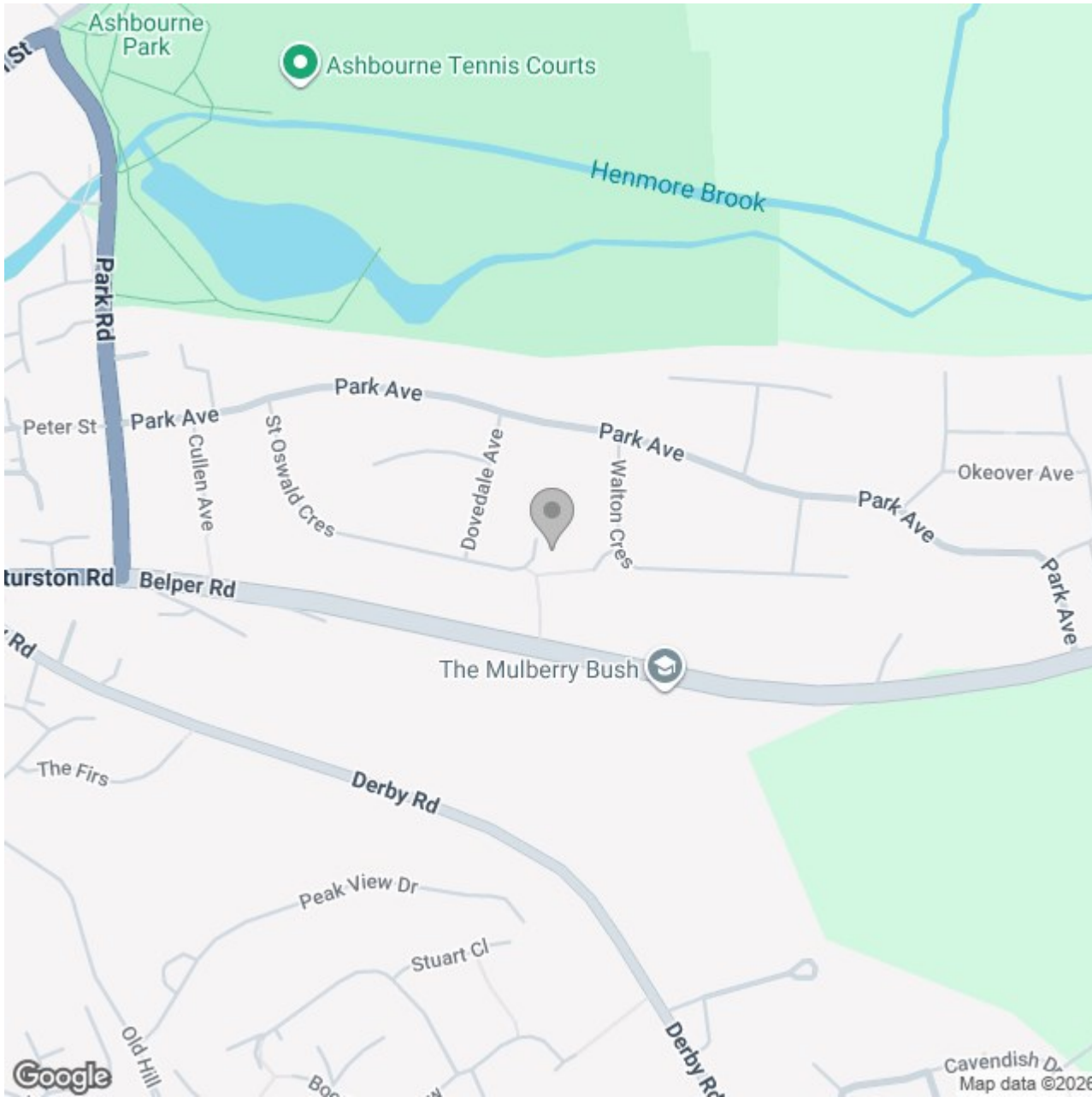
Floor 1 Building 1

(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.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	