





A superbly appointed four bedroom semi detached home, having undergone full renovation and presented to a high standard. The property benefits from having a large open plan lounge diner, fully fitted kitchen, downstairs bedroom, three first floor bedrooms, a family bathroom and a downstairs shower room. Viewing is highly recommended strictly via appointment only. GARDEN PHOTOS COMING SOON.



Accommodation

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Lead through a front entrance door.

Entrance hall

With central heating radiator, under stairs storage, recessed spotlighting, stairs writing to the first floor and doors leading off to.

Bedroom Four

With central heating radiator, double glazed window to the front elevation and side elevation.

Lounge Diner

With two central heating radiator, double glazed window to the front elevation, recessed spotlighting, double glazed UPVC French door leading out onto the patio and a door leading to the kitchen.

Kitchen

With a Howdens fitted kitchen having a selection of matching wall and base units, with a straight edge preparation work surface, one and a half bowl sink with mixer tap and drainer, five ring gas hob, electric double oven, central heating radiator, integrated fridge freezer and dishwasher, as well as space for washing machine a door leads through to the ground floor shower room.

Shower Room

With a three piece suite comprising: a low-level WC, wash and basin with mixer tap, shower cubicle with gravity shower over, tiled walls, double glaze window the side elevation and an electric extractor fan.



First floor landing

With loft hatch, recessed spotlighting, airing cupboard and store leading off to:

Family bathroom

With a three-piece suite comprising: a level WC, wash hand basin with mixer tap, bath with mixer tap and handset over, heated ladder towel, recessed spotlighting, tiled walls and a double glazed window to the side elevation.

Master Bedroom







With a central heating radiator, double glazed window to the front elevation, recessed spotlighting and a built in storage cupboard.

Bedroom Two

With central heating radiator, double glazed window to the front elevation, built in wardrobe and recessed spotlighting.

Bedroom Three

With central heating radiator, double glazed window to the rear elevation and recessed spotlighting.



Outside

The property is set back from the road, featuring an expansive frontage. The block-paved driveway offers generous parking for multiple vehicles and provides access to the detached garage via a side driveway. The front of the property includes raised flower beds, complemented by a brick wall boundary and fenced perimeters.

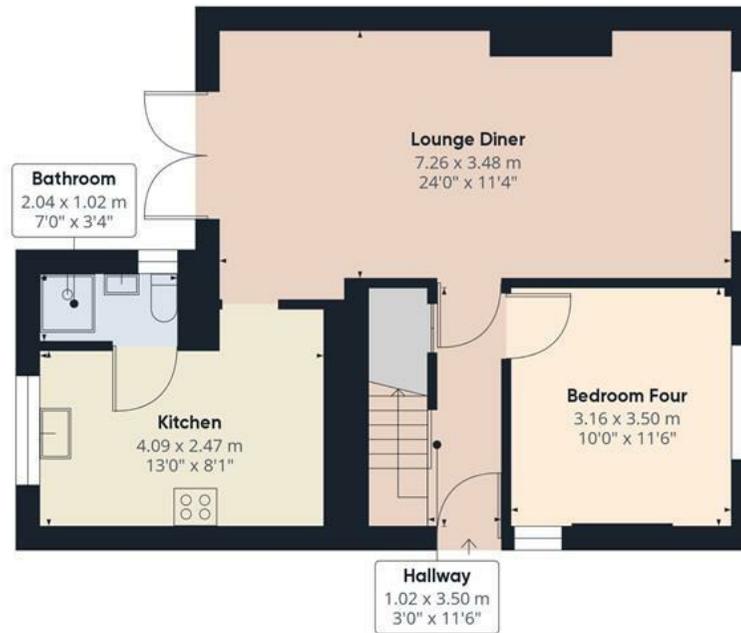


Access to the rear garden can be gained either through the property or via a side access gate. This secluded rear garden has been thoughtfully landscaped, showcasing a limestone patio area with various seating arrangements that are perfect for summer entertaining. It also includes a well-maintained lawn. The garden is designed in two tiers, featuring a charming lawn area alongside flower borders adorned with coloured gravel, established shrubs, and trees. Steps lead up to the spacious patio area, further enhancing its suitability for outdoor gatherings.









Floor 0



Floor 1

Approximate total area⁽¹⁾

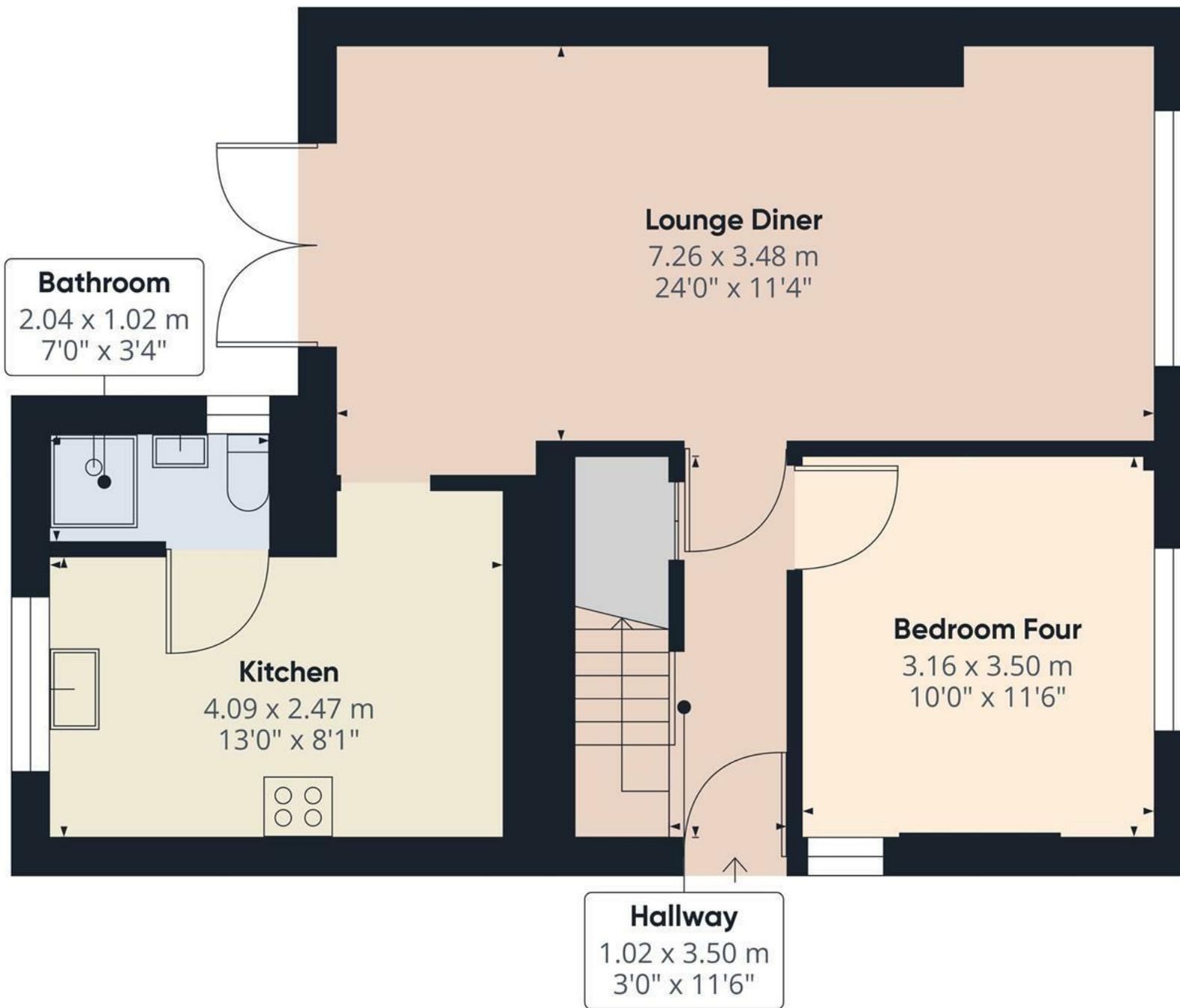
98.72 m²

1062.61 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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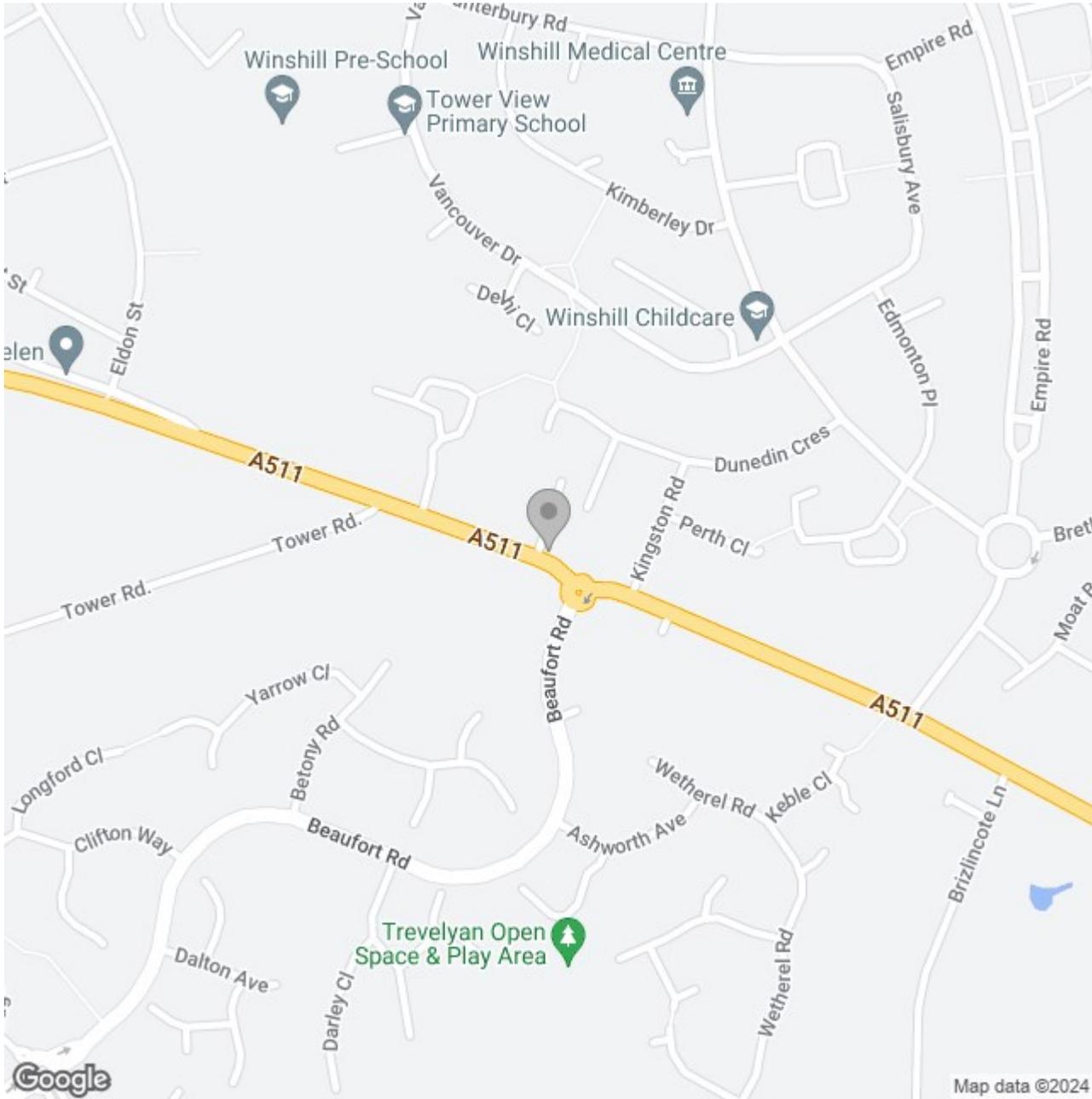
Approximate total area⁽¹⁾
57.51 m²
619.03 ft²

(1) Excluding balconies and terraces

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Floor 0



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	