





This well-presented three-bedroom semi detached offers modern accommodation arranged over three floors. The property features a contemporary kitchen diner, a good-sized living room with French doors leading to the garden, and a top-floor principal bedroom with an en-suite. Outside, there is a landscaped rear garden, a driveway providing off-street parking for two vehicles, and a single garage.



Accommodation

Ground Floor

The front door opens into an entrance hallway with stairs rising to the first floor and a door leading to the kitchen diner, with a further door leading to cloak room which includes a low-level WC, wash hand basin, and half-tiled walls. The kitchen diner is positioned at the front of the property and is fitted with a range of matching wall and base units with marble-effect work surfaces and an inset sink with mixer tap. Integrated appliances include a gas hob, electric oven, extractor fan, fridge freezer, and dishwasher. There is space for a family dining table, and a window overlooks the front aspect. The living room is situated at the rear of the property and provides a bright and comfortable space with French doors opening out onto the garden patio.

First Floor

The first-floor landing provides access to two bedrooms and the family bathroom. The second bedroom is a large double with fitted mirrored wardrobes and a window overlooking the rear garden. The third bedroom is a good-sized room, currently used as a home office, with a window to the front elevation. The family bathroom is fitted with a modern three-piece suite comprising a panelled bath with shower and glass screen, wash hand basin, and low-level WC, finished with tiled walls and flooring.

Second Floor

The top floor features the principal bedroom, which spans the entire level and provides ample space for furniture. There are dormer and Velux-style windows allowing plenty of natural light, and the room benefits from an en-suite shower room comprising a corner shower cubicle, wash hand basin, low-level WC, and a Velux window.

Outside

To the front of the property there is a driveway providing off-street parking for two vehicles, leading to a single garage. The rear garden has been landscaped to include a paved patio seating area, a central lawn, and decorative gravel borders with shrubs. The garden is enclosed by timber fencing and includes a side gate providing pedestrian access.

Measurements



Ground Floor

Lounge - 4.21m x 3.51m, 13'10" x 11'6"

Kitchen/Dining (max.) - 5.27m x 3.22m, 17'4" x 10'7"

First Floor

Bedroom 2 (max.) - 4.29m x 3.51m, 14'1" x 11'6"

Bedroom 3 - 3.30m x 2.19m, 10'10" x 7'2"

Second Floor

Bedroom 1 (max excl. dormer) - 6.57m x 3.13m, 21'7" x 10'3"











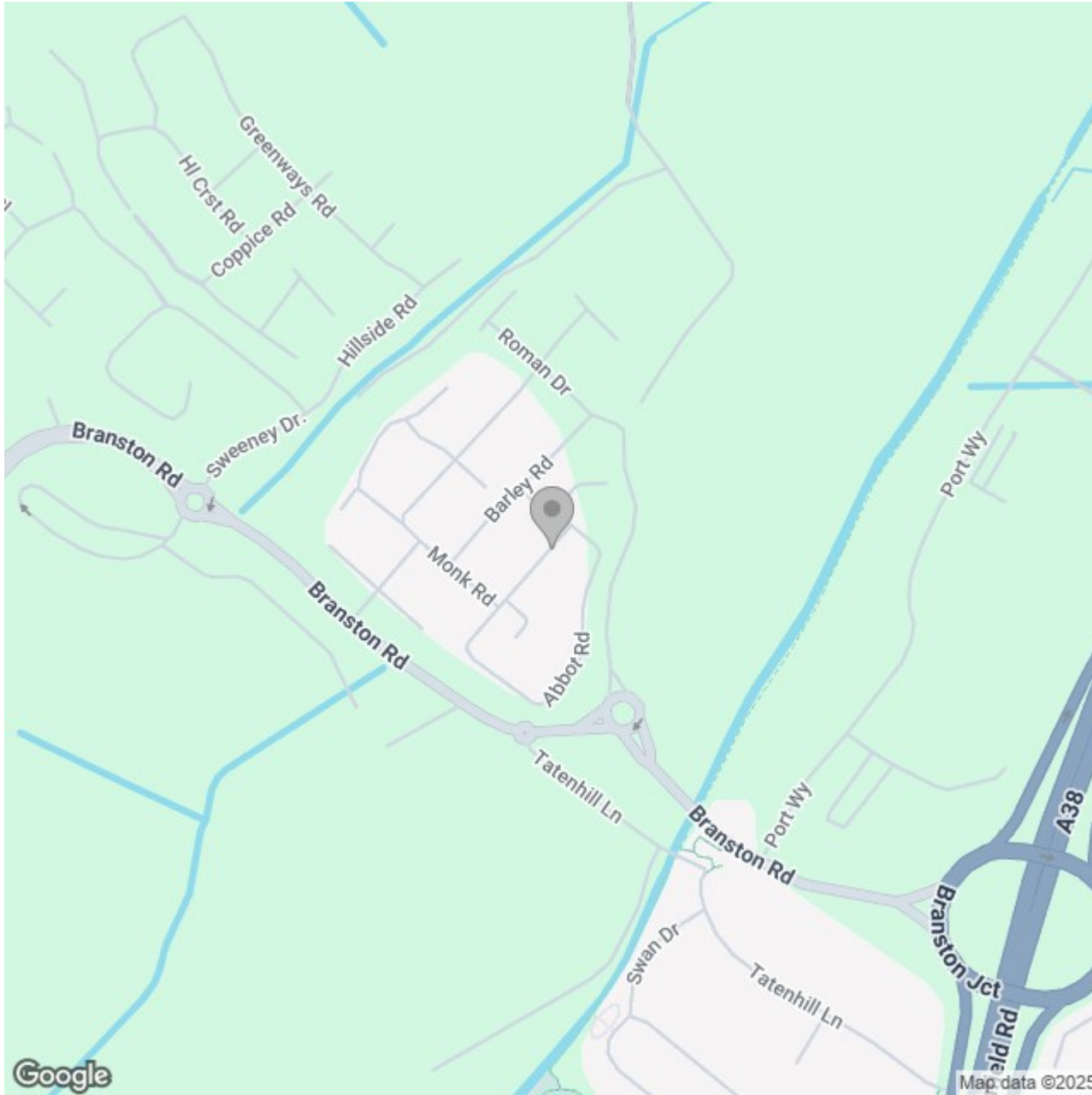






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Energy Efficiency Rating

	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 	