







This modern, three-bedroom semi-detached property is situated in a popular area, offering convenient access to local amenities and transport links. The home features an open-plan lounge diner with double-glazed French doors leading to a welcoming garden, a fully fitted kitchen, and three well-proportioned bedrooms, including a master with an en-suite. A three-piece family bathroom completes the upstairs accommodation. Outside, the property benefits from two parking spaces at the front and a large enclosed garden with a laid-to-lawn area, perfect for outdoor relaxation. Viewing is highly recommended.





## Accommodation

The accommodation opens through a front composite entrance door into an inviting hallway with a central heating radiator, stairs rising to the first floor, and doors leading to the WC cloaks, kitchen, and lounge diner. The WC cloaks features a wash hand basin with a mixer tap, tiled splash back, low-level WC, and an electric extractor fan. To the right, the fully fitted kitchen offers a range of matching wall and base units, including an electric oven, four-ring gas hob with stainless steel splash back, over-hob extractor, and a one and a half bowl sink with mixer tap and drainer. There is also space for a washing machine and fridge freezer, under-counter drawers, and a double-glazed window to the front elevation. Straight ahead, the spacious open-plan lounge diner benefits from a built-in under stairs storage cupboard, double glazed windows, and double glazed French doors that open onto the patio area. The room provides ample space for both a seating area with sofas and a dining table set.

Ascending to the first floor, the landing includes a loft hatch, central heating radiator, and airing cupboard, with doors leading to three bedrooms and the family bathroom. The master bedroom, positioned at the front, features two double-glazed windows, a central heating radiator, a built-in sliding mirror wardrobe, and access to an en-suite. The en-suite includes a three-piece suite with a shower cubicle, wash hand basin with mixer tap, low-level WC, heated ladder towel rail, and a double-glazed window to the front elevation. The second bedroom has a central heating radiator and double-glazed window overlooking the rear garden. The third bedroom also benefits from a rear-facing double-glazed window and central heating radiator. The family bathroom completes the first floor with a modern three-piece suite, including a wash hand basin with mixer tap, low-level WC, bathtub with mixer tap, tiled splash backs, tiled flooring, and a heated ladder towel rail.

## Outside

To the front of the property, there are two dedicated parking spaces and a pathway leading to the front entrance, complemented by a small, low-maintenance garden bordered by a low hedgerow. The rear of the property boasts a generously sized lawned garden, perfect for outdoor relaxation and entertaining, with a patio area ideal for seating. The garden is fully enclosed by timber fencing, offering a good degree of privacy for family enjoyment.











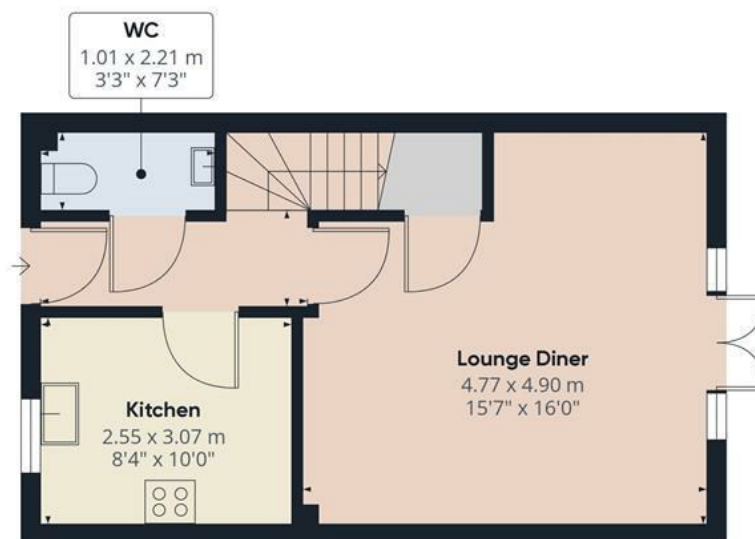












Floor 0



Floor 1

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

70.56 m<sup>2</sup>

759.49 ft<sup>2</sup>

(1) Excluding balconies and terraces

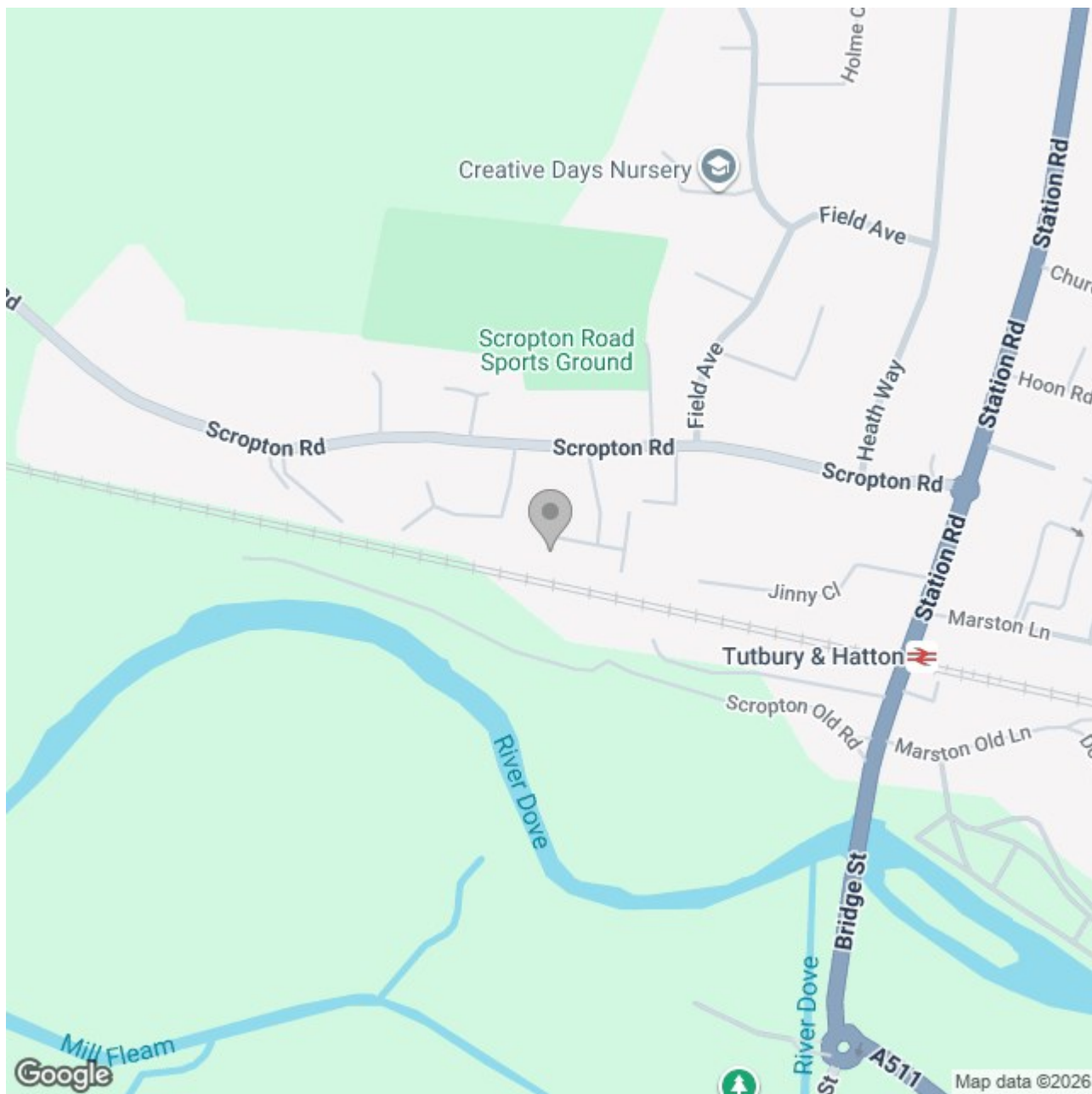
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</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 