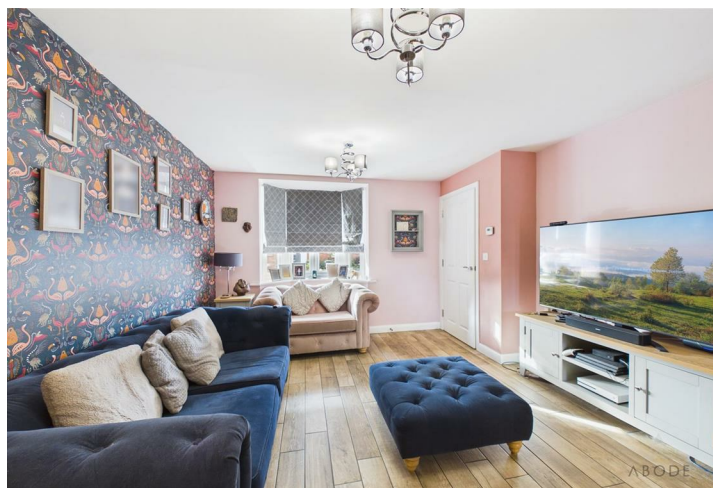






A well-presented three-bedroom end townhouse situated on Rook Avenue, offering spacious accommodation arranged over three floors. The property features a welcoming bay-fronted living room, a fitted kitchen/diner with French doors opening onto the rear garden, and a downstairs cloakroom. Two bedrooms and a family bathroom occupy the first floor, while the second floor is devoted to a generous principal bedroom with its own en-suite shower room. An enclosed rear garden with paved seating areas and planted borders completes this attractive home.



Accommodation

Ground Floor

The entrance hall provides access to the downstairs cloakroom, fitted with a WC and wash hand basin, with tiled walls and decorative wallpaper. The living room offers a comfortable space for relaxing, featuring a bay window to the front, wood-effect flooring and ample room for seating and additional furniture. An inner hallway provides access to the staircase and the kitchen/diner, which extends across the rear of the property. The kitchen is fitted with white wall and base units, contrasting wood-effect work surfaces, tiled splash backs and open shelving, together with a built-in oven and gas hob with an extractor above. A window over the sink overlooks the garden, while the adjoining dining area provides space for a family dining table. Herringbone-pattern wood-effect flooring runs throughout, and French doors open onto the garden, creating a sociable setting for everyday meals and entertaining.

First Floor

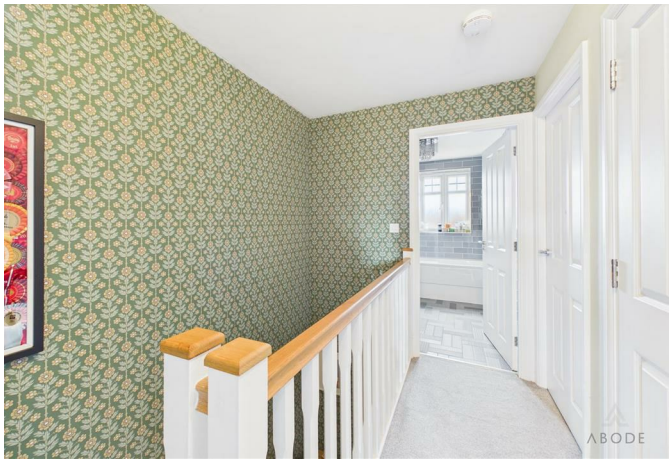
The first-floor landing provides access to two well-proportioned bedrooms and the family bathroom, with a further staircase rising to the second floor. Both bedrooms benefit from carpeted flooring and natural light, offering flexibility for family members, guests or a home office. The family bathroom is fitted with a white suite comprising a bath with shower over and glazed screen, pedestal wash hand basin and WC. Grey wall tiling, decorative wallpaper and a heated towel rail complete the room.



Second Floor

The spacious principal bedroom occupies the second floor, creating a separate retreat from the remaining bedrooms. A dormer window and two roof windows bring plenty of natural light into the room, while the generous layout provides space for a double bed, wardrobes and dressing furniture. Sloping ceilings add character to the accommodation. The adjoining en-suite shower room is fitted with a glazed shower enclosure, pedestal wash hand basin and WC, complemented by tiled walls and a heated





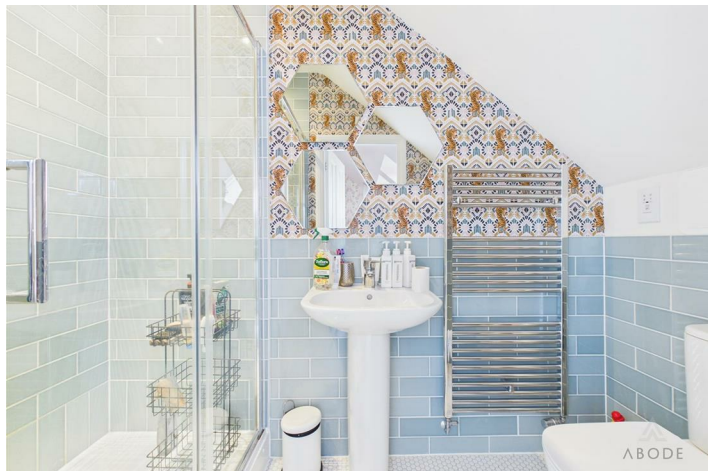


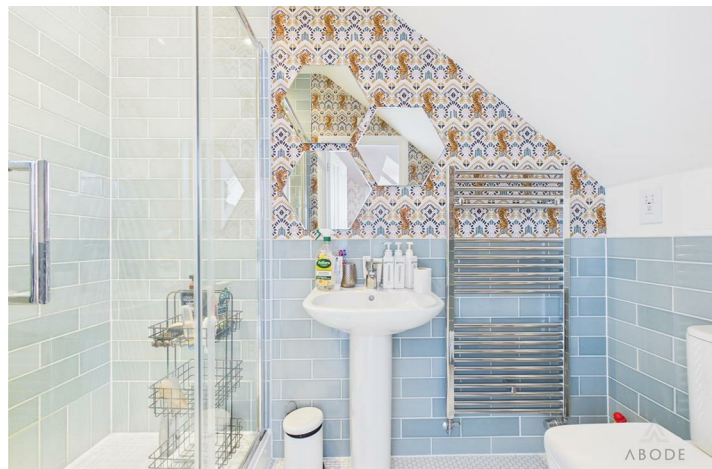
towel rail.

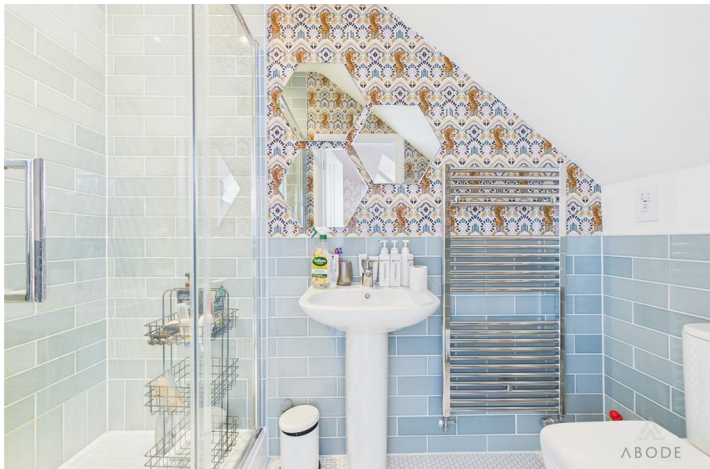
****Outside****

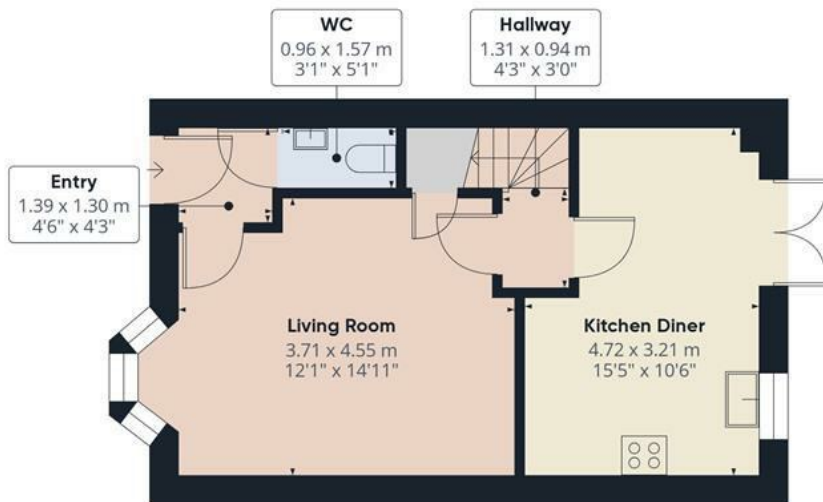
The property has an attractive brick exterior, with a bay window and covered entrance defining the front elevation. To the rear, the enclosed garden features paved areas providing space for outdoor seating and dining, alongside planted borders with established shrubs. Timber fencing encloses the space, and French doors connect the garden directly to the kitchen/diner, making it convenient for entertaining and enjoying the warmer months. To the side of the property is a generous driveway providing ample parking facility.



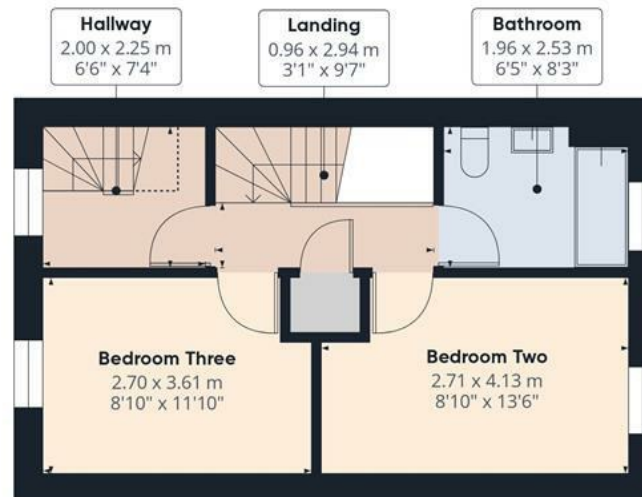








Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

95.2 m²

1024 ft²

Reduced headroom

4.5 m²

49 ft²

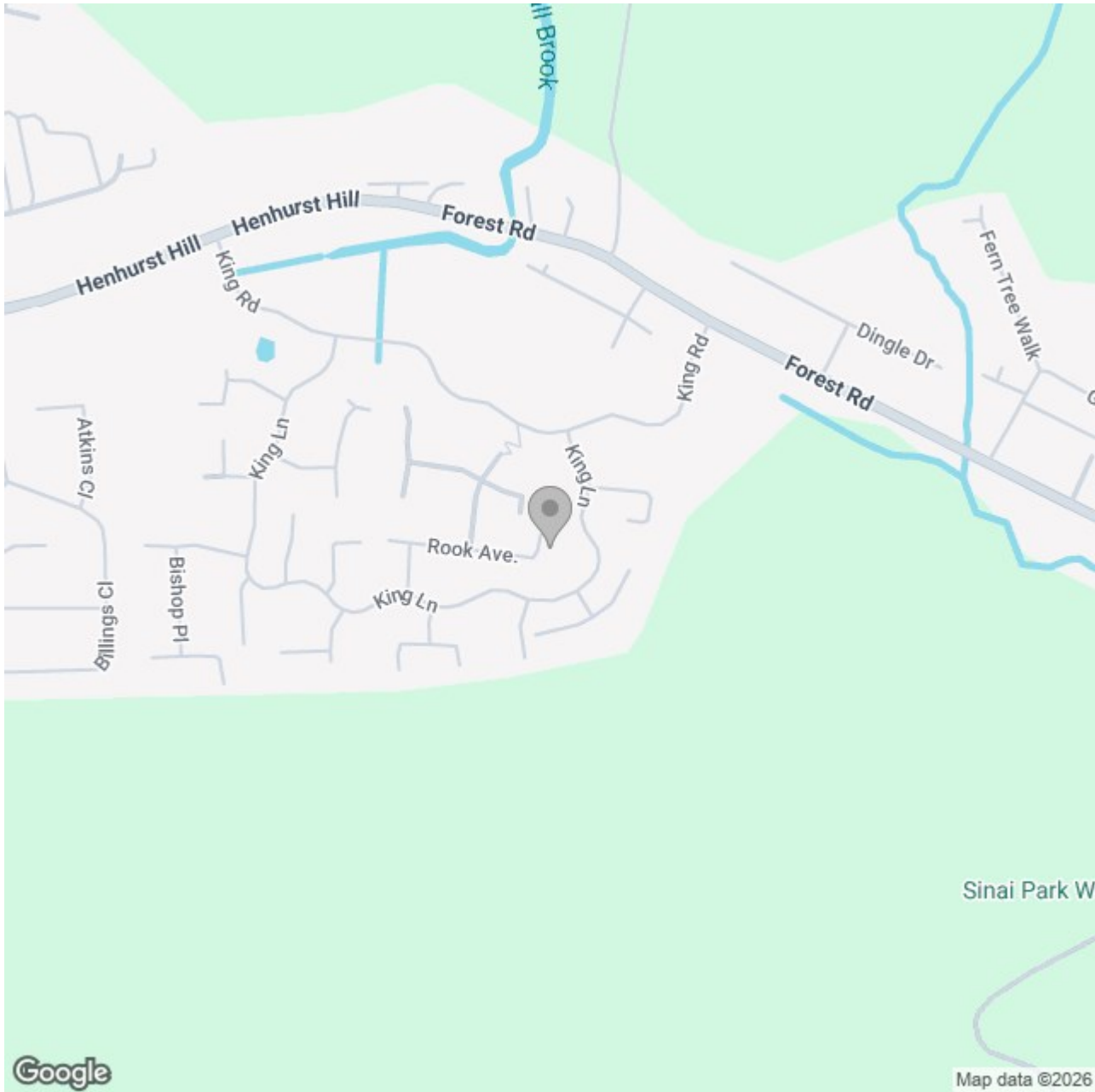
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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