





A beautifully presented three-bedroom semi-detached home located in a popular residential area, perfect for families and first-time buyers alike. The property benefits from well-proportioned rooms, a modern interior finish throughout, an enclosed private garden, and off-street parking to the front. Close to local amenities, reputable schools, and convenient transport links, viewing is highly recommended.



Accommodation

Ground Floor

The ground floor accommodation welcomes you through a composite entrance door into a bright and inviting entrance hallway, featuring tasteful décor and practical wood-effect flooring, with stairs rising to the first floor. To the left, a door opens into a contemporary fitted kitchen equipped with a range of matching high-gloss wall and base units, contrasting laminate work surfaces, integrated appliances including an electric oven with hob and extractor over, space for additional appliances, tiled effect flooring, and a double-glazed window to the front aspect allowing plenty of natural light. Adjacent to the kitchen is a convenient guest WC comprising a modern two-piece suite, partially tiled walls, and a double-glazed window to the side elevation. At the rear of the property, a generously sized lounge-diner creates an ideal family space, with ample room for both seating and dining, complemented by attractive wood-effect flooring and double-glazed French doors opening onto the patio area and landscaped garden beyond.

First Floor

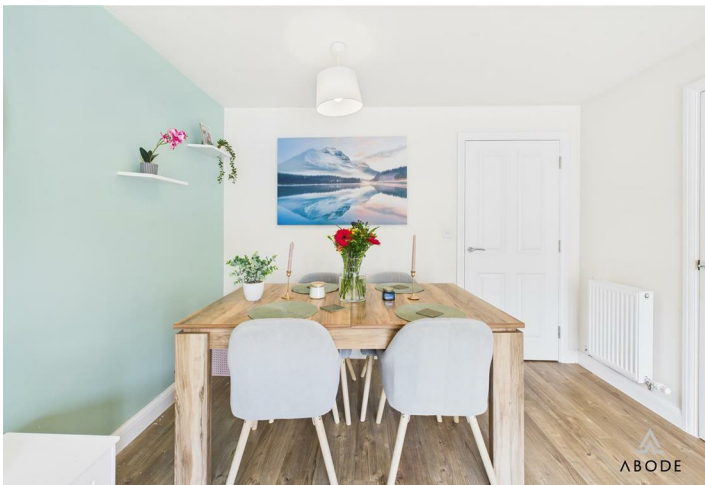
Ascending to the first floor, the landing provides access to three comfortable bedrooms and a modern family bathroom. The master bedroom is spacious and bright, featuring dual double-glazed windows to the front elevation, allowing for plenty of natural daylight, and providing ample space for furniture. The second bedroom overlooks the rear garden and comfortably accommodates bedroom



furnishings or could alternatively be utilised as a home office or study. The third bedroom, also overlooking the rear garden, is perfect as a child's room or nursery. Completing the first floor is the modern family bathroom, comprising a stylish white suite including a bath with shower over, glass shower screen, pedestal wash hand basin, low-level WC, partially tiled walls, and a heated towel rail.

Outside





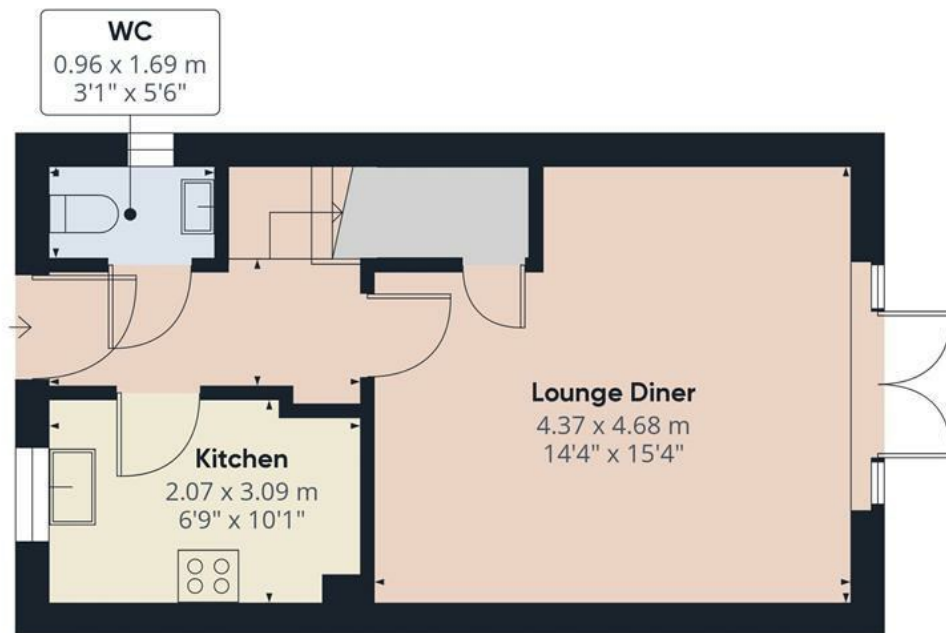


The property is set back from the road, benefiting from off-street parking spaces directly in front. To the rear, an enclosed private garden features a paved patio area ideal for outdoor dining and entertaining, leading onto a neat lawn area bordered by timber fencing, mature shrubs, and a practical garden shed providing additional storage. This outdoor space offers both privacy and security, ideal for families and those with pets.

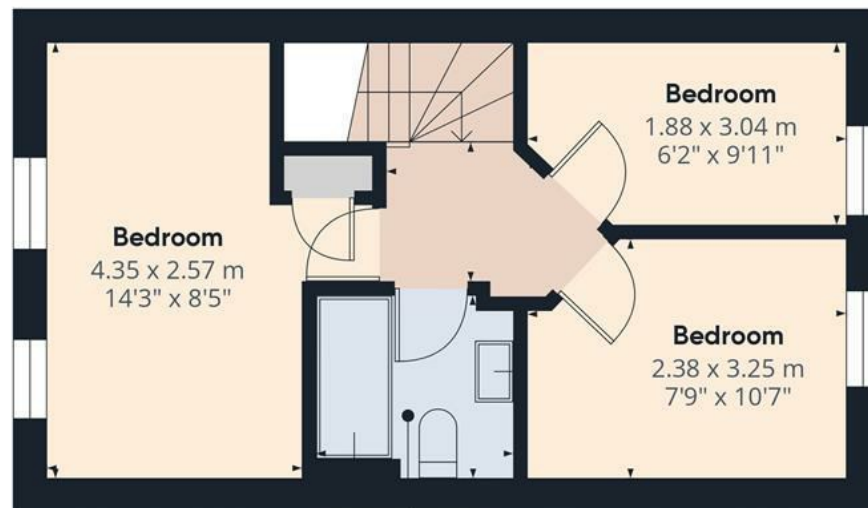








Floor 0



Floor 1



Approximate total area⁽¹⁾

64.3 m²

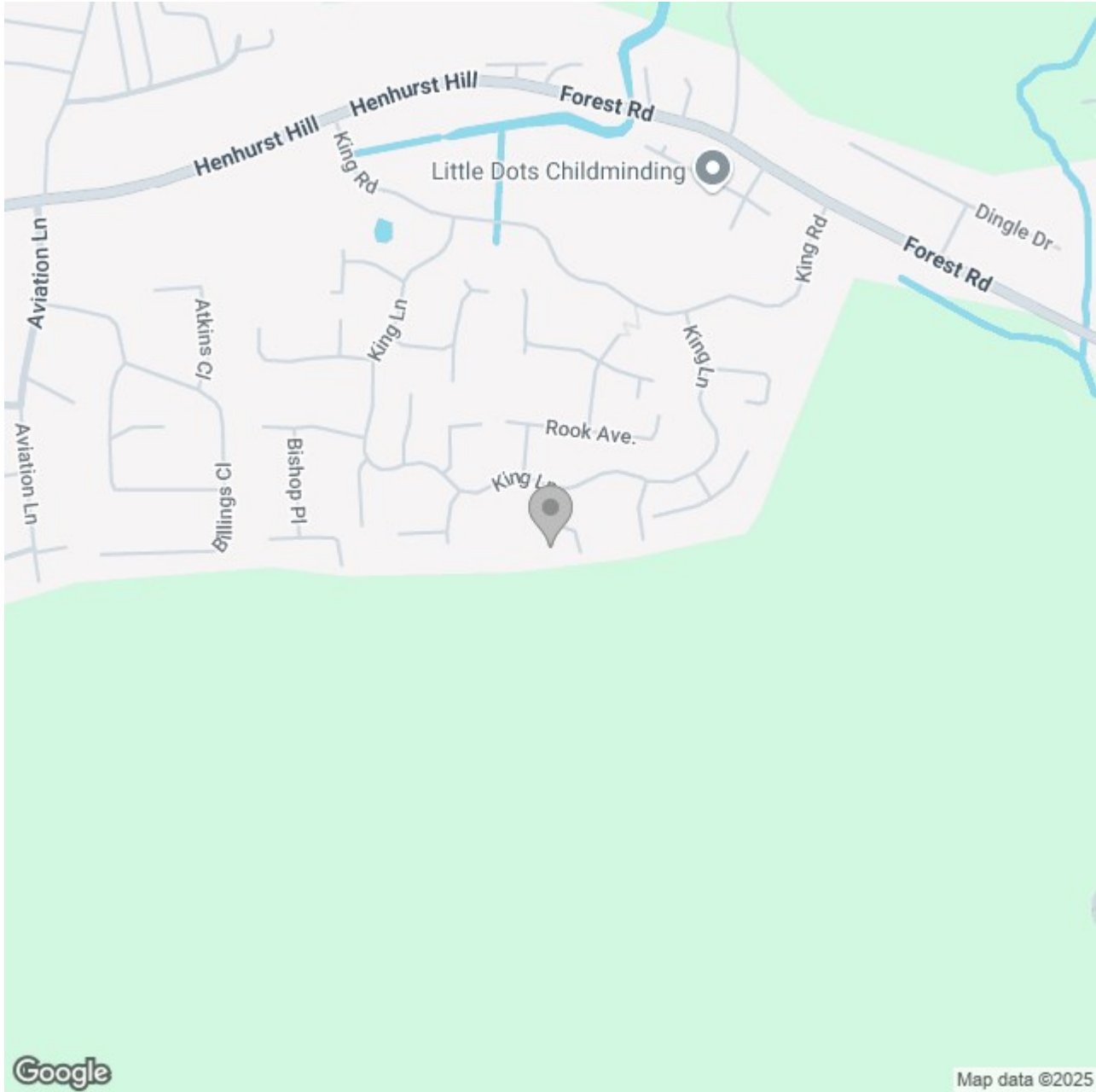
692.13 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

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 	