





**\*\* EXTENDED THREE BEDROOM FAMILY HOME  
\*\* OPEN PLAN KITCHEN DINER \*\* NO UPWARD  
CHAIN \*\* OFF ROAD PARKING TO FRONT AND  
REAR \*\***

A well-presented and extended home offering spacious and flexible accommodation throughout, ideal for modern family living. The property comprises a welcoming entrance hallway, a bright bay-fronted lounge, and an impressive open-plan kitchen diner which forms the heart of the home, featuring roof lights and French doors opening onto the rear garden.

Further ground floor accommodation includes a useful utility/WC. To the first floor are three well-proportioned bedrooms along with a contemporary family bathroom, making the property perfectly suited to growing families or those seeking additional living space.

The property is conveniently positioned close to the town centre and within easy reach of a range of local amenities including shops, schools and leisure facilities. Excellent transport links are also nearby, with the A50 providing access to major road networks including the M1 and M6.



## Hallway

Welcoming hallway with engineered oak panelled flooring, a timber front door with UPVC double-glazed frosted side window, central heating radiator, smoke alarm, and a water stop tap. A useful under-stairs storage cupboard houses the electrical consumer unit and electric meter. Internal doors lead to the lounge and open-plan kitchen diner.

## Lounge

Bright and airy lounge featuring a UPVC double-glazed bay window to the front elevation, central heating radiator, and telephone point.

## Extended Kitchen/Diner

The extended open-plan kitchen diner is the heart of the home. Fitted with a matching range of base and eye-level cupboards, drawers, and wood-block effect work surfaces with complementary tiling. Integrated appliances include a fridge freezer, four-ring electric hob with stainless steel extractor hood, oven and grill, stainless steel sink with mixer tap, and dishwasher.

Two double-glazed windows and UPVC doors open to the rear patio, with LED downlighting and central heating radiators completing the space.

## Utility/W.C.

Convenient utility space with tiled flooring, low-level WC, floating wash basin, preparation worktop, space for under-counter white goods, storage cupboards, chrome heated towel radiator, and loft access via hatch.



## Landing

Spacious landing with UPVC double-glazed frosted side window, smoke alarm, loft access via pull-down ladder, and an airing cupboard housing the newly installed combination gas boiler. Doors lead to three bedrooms and the bathroom.

## Bedroom One

Generous double bedroom to the rear with UPVC double-glazed window, central heating radiator, and a range of fitted wardrobes with hanging rails, shelving, and drawers.







### Bedroom Two

Double bedroom to the front with UPVC double-glazed bay window, central heating radiator, and fitted wardrobes with hanging rails and shelving.

### Bedroom Three

Rear-facing single bedroom with UPVC double-glazed window and central heating radiator.

### Bathroom

Three-piece suite comprising low-level WC, pedestal wash basin with mixer tap, and bath with electric shower over and glass screen. UPVC double-glazed frosted window, complementary wall tiling, spotlighting, and chrome heated towel radiator complete the room.

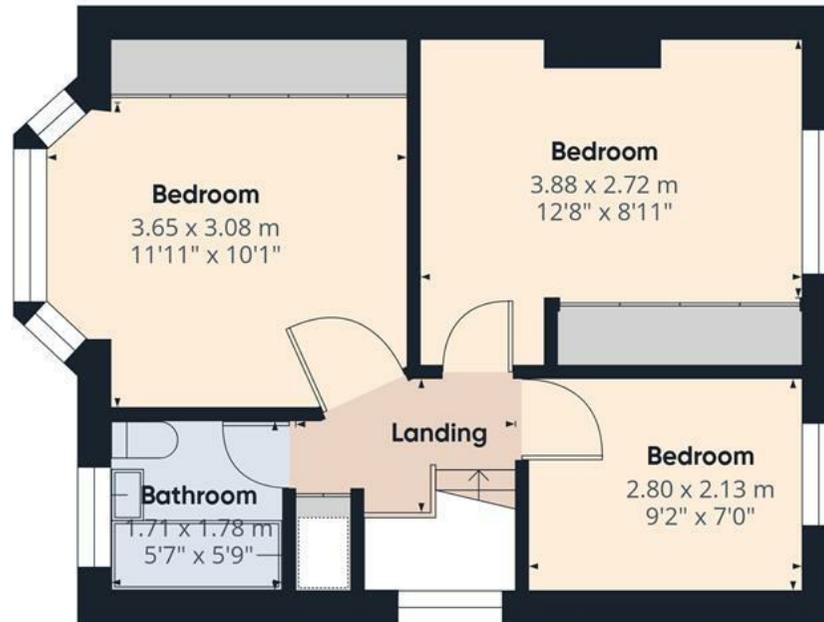








Floor 0



Floor 1

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

88.7 m<sup>2</sup>

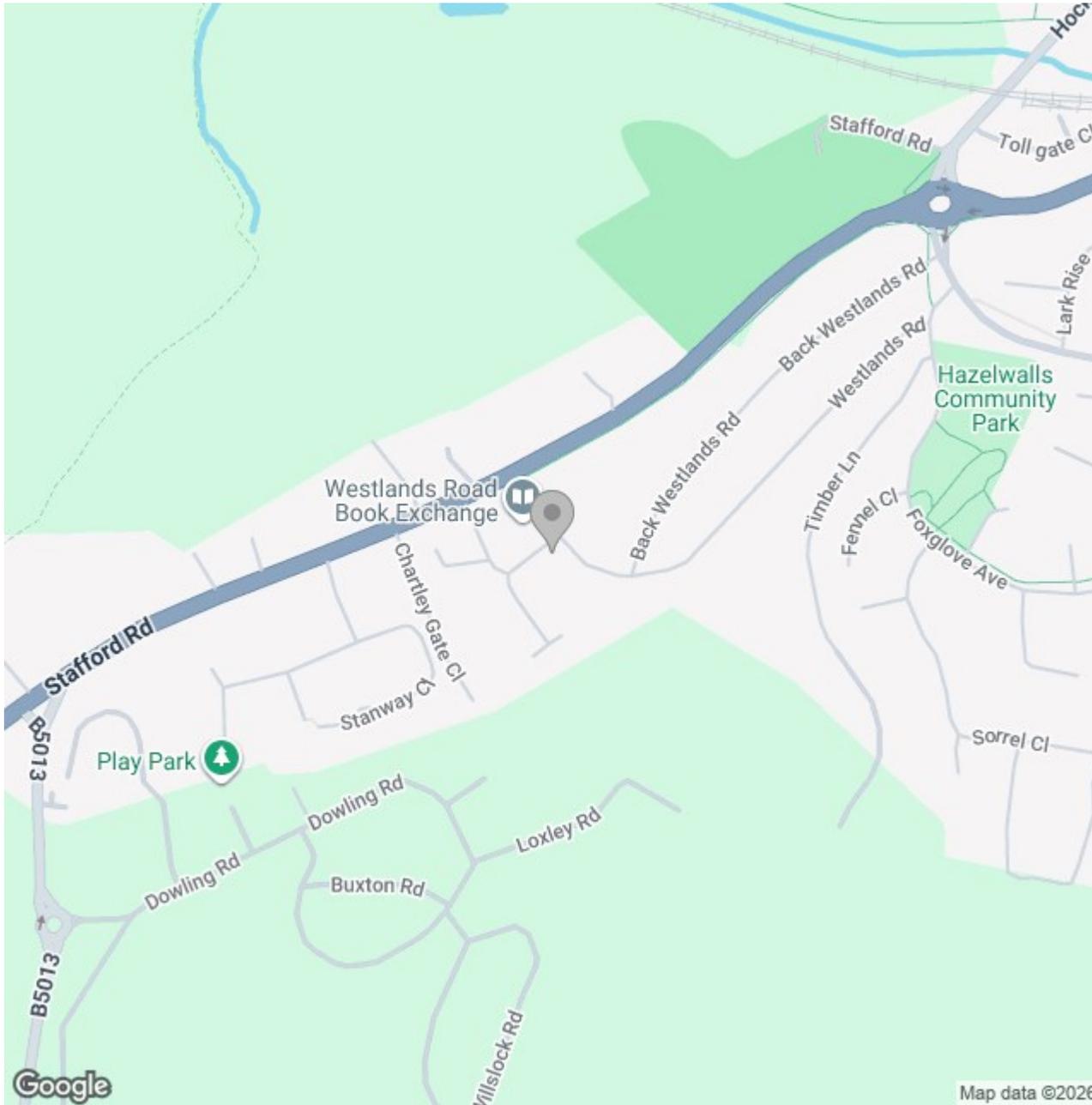
954 ft<sup>2</sup>

(1) Excluding balconies and terraces

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) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>70</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	