





**\*\* SPACIOUS SEMI-DETACHED HOME \*\* EXTENDED TO REAR TO PROVIDE GROUND FLOOR BEDROOMS & ENTERTAINING KITCHEN \*\***

This extensively refurbished three-bedroom semi-detached house has been thoughtfully extended on the ground floor to provide spacious, modern family living. The home features double glazing and gas central heating. The ground floor includes a bright and airy lounge, an extended kitchen/dining room perfect for entertaining, a convenient downstairs WC, and a versatile bedroom or study.

Upstairs, you'll find three well-proportioned bedrooms and a three piece family bathroom, with access to the loft space. The frontage has double width driveway to provide ample parking. The rear garden has been redesigned for low maintenance, featuring artificial grass and a timber-framed outbuilding at the back, ideal for various uses. The property is situated on a quiet estate with easy access to local bus routes and the A50, and is close to excellent schools, a leisure centre, a park, and the town centre.



## Lounge

With a composite front entry door leading into with adjoining UPVC double glazed frosted windows, a further PVC double glazed to the front elevation, staircase rises to the first floor landing, TV aerial point, meter cupboard, useful stairs storage, and internal door leading to:

## Extended Kitchen/Diner

With a UPVC double glazed window to the rear elevation, featuring a range of matching base and eye-level storage cupboards and drawers with LED downlighting at roll top quartz effect preparation work surfaces with breakfast bar. Integrated appliances include a one and a half composite sink and drainer with mixer tap, four ring hob with extractor hood, oven and grill, space and plumbing for further freestanding and undercounter white goods, central heating radiator, TV aerial point, spotlighting to ceiling and internal door leading to:

## Side Hallway

With a composite double glazed entry door leading into, central heating radiator, spotlighting to ceiling, UPVC double glazed window to the side elevation, cupboard with coat hooks and shelving, internal doors lead to:

## Bedroom Four/Study

With a UPVC double glazed window to the side elevation, central heating radiator, and built-in wardrobe with hanging rails.



## Cloaks/WC

With a UPVC double glazed frosted glass window to the rear elevation, low level WC, wash hand basin with mixer tap, tiling to lower wall half and central heating radiator.

## Landing

With a UPVC double glazed window to the side elevation, access to loft space via loft hatch, airing cupboard housing central heating gas boiler with shelving, internal doors lead to:





### Bedroom One

With a UPVC double glazed window to the rear elevation, TV aerial point and central heating radiator.

### Bedroom Two

With a UPVC double glazed window to the front elevation and central heating radiator.

### Bedroom Three

With a UPVC double glazed window to the front elevation and central heating radiator.

### Family Bathroom

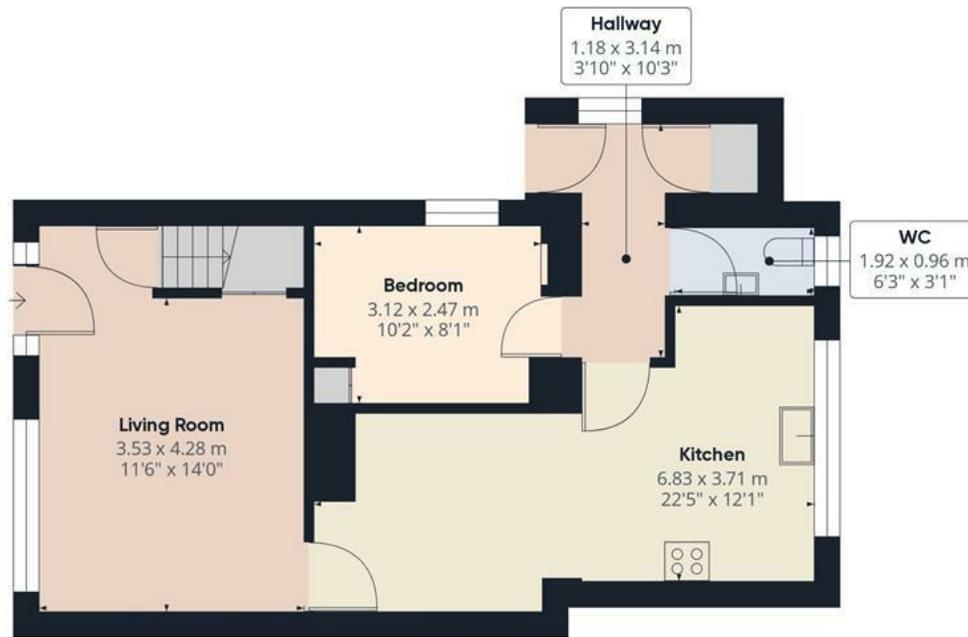
With a UPVC double glazed frosted glass window to the rear elevation, featuring a three-piece bathroom suite comprising of low-level WC, pedestal wash hand basin with mixer tap, P-shaped bath unit with shower over and complementary tiling to wall coverings, chrome heated towel radiator, extractor fan and spotlighting to ceiling.









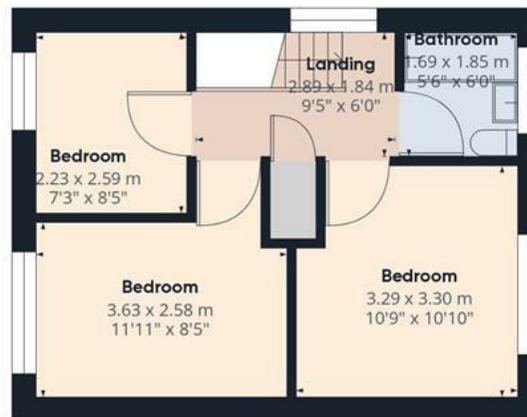


Floor 0

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

87.17 m<sup>2</sup>

938.29 ft<sup>2</sup>



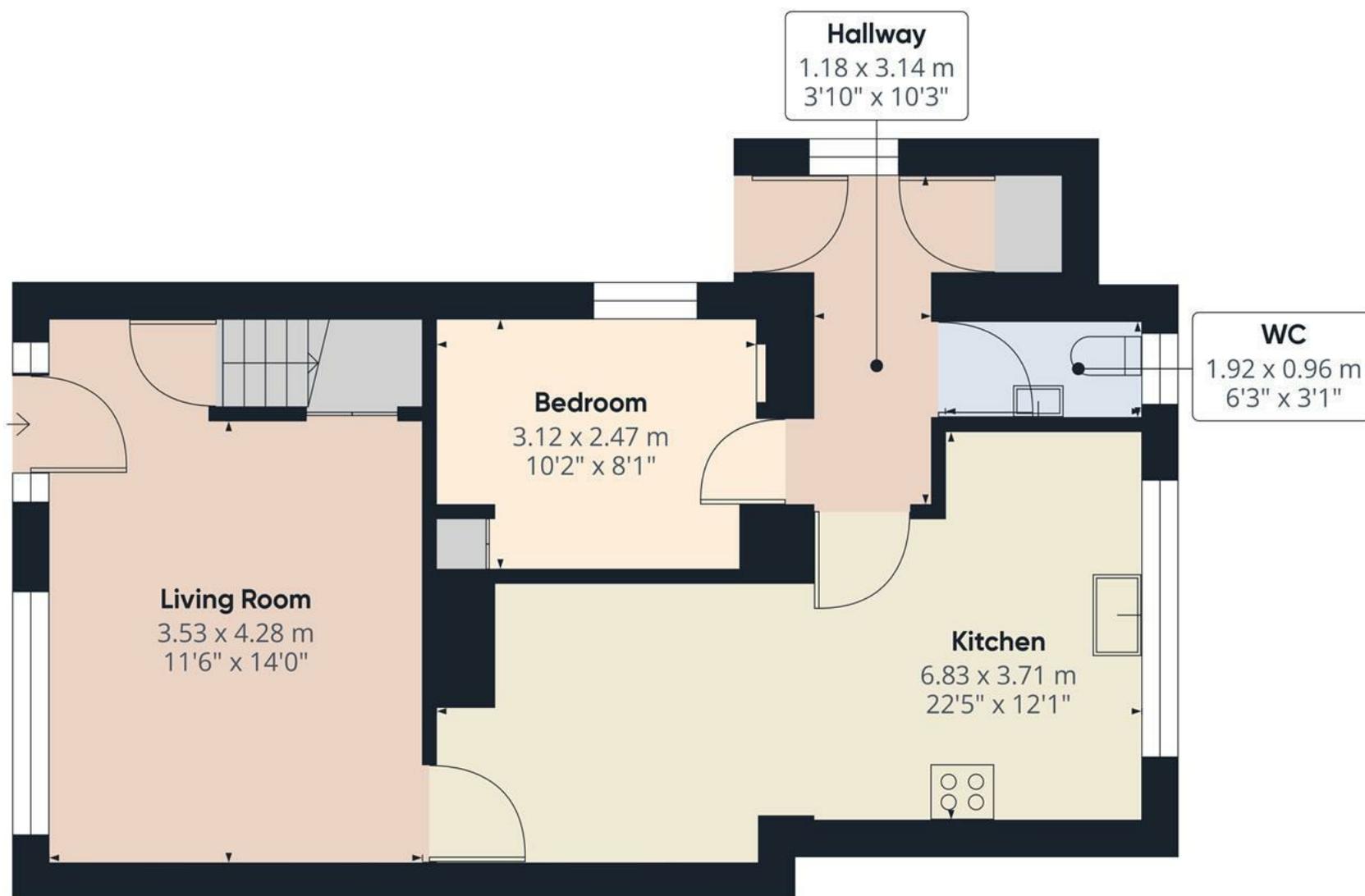
Floor 1

(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



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

53.29 m<sup>2</sup>  
573.61 ft<sup>2</sup>

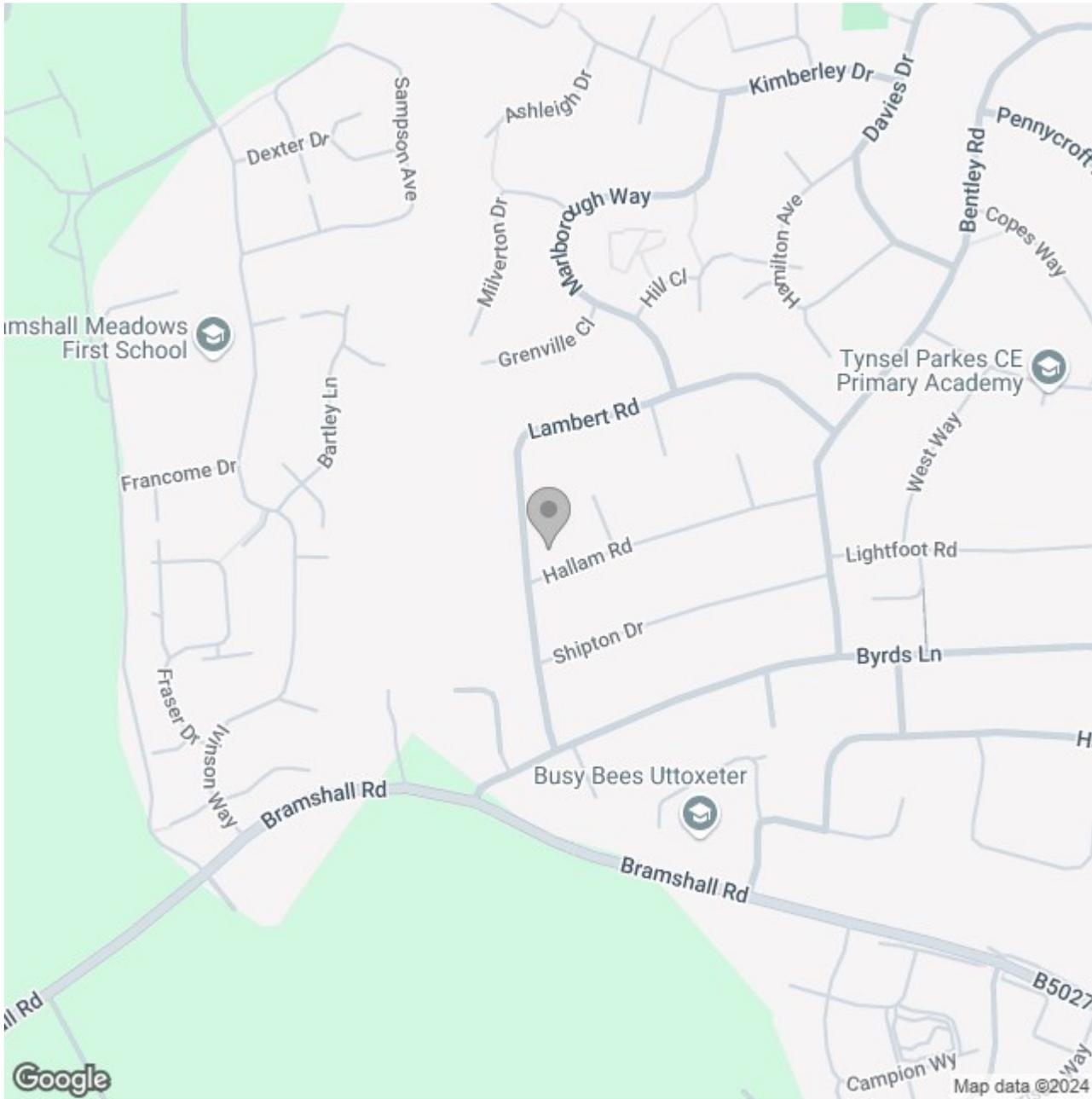
(1) Excluding balconies and terraces

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

Floor 0



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>68</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	