





Offered for sale with no upward chain, this traditional home is highly recommended for viewing—ideal for first-time buyers, families, or those looking to move up or down the property ladder. Set on a generous plot, the property provides excellent scope for extension (subject to the necessary planning permissions) and offers clear potential for further improvement. Its well-proportioned room sizes and thoughtful layout create a comfortable and versatile living space.

Positioned in a popular and convenient location, the property is just a short walk from local amenities, including the renowned 'five shops', as well as Tynsel Parkes Primary School, open green spaces, and the town centre with its wide range of facilities. With a bright lounge, spacious kitchen/diner, three bedrooms, modern shower room, and garage, this home combines immediate practicality with attractive future possibilities—making it an excellent opportunity in a sought-after area.

Viewing by appointment only.



## Hallway

Welcomed by a UPVC double-glazed front entrance door with adjoining frosted side window, the hallway features a staircase rising to the first-floor landing, central heating radiator, smoke alarm, and a useful meter cupboard housing the electrical consumer unit and meter. Internal doors lead to:

## Lounge

A bright and inviting reception room with a UPVC double-glazed window to the front elevation, central heating radiator, and an attractive focal-point gas fireplace with timber Adam-style surround and tiled hearth. Additional features include a TV aerial point and dimmer-switch lighting.

## Kitchen/Diner

A spacious and well-appointed kitchen/dining area with a UPVC double-glazed window to the rear and UPVC double-glazed sliding doors opening onto the rear patio. The kitchen offers a range of matching base and wall units with wood-block effect worktops and complementary floor and wall tiling. Integrated appliances include a stainless-steel sink with mixer tap, four-ring gas hob with extractor hood, oven and grill. A breakfast bar divides the space and leads into the dining area, which benefits from a central heating radiator. An internal glass-panelled door provides access to:

## Garage

Featuring an electric roller door to the front, power and lighting, and a UPVC double-glazed frosted door opening to the rear patio.



## Landing

With a UPVC double-glazed window to the side elevation and an airing cupboard housing the gas combination boiler. Internal doors lead to:

## Bedroom One

A well-proportioned bedroom with a UPVC double-glazed window to the front, central heating radiator, and a range of built-in wardrobes with folding doors, offering hanging space and overhead storage.







### Bedroom Two

With a UPVC double-glazed window overlooking the rear garden, central heating radiator, and built-in wardrobe with hanging rails and overhead storage.

### Bedroom Three

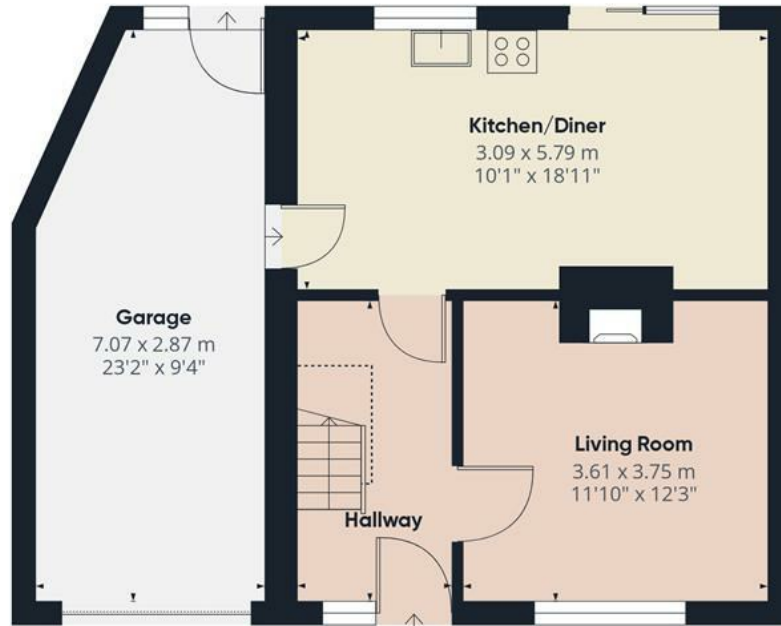
A versatile third bedroom with UPVC double-glazed window to the front and central heating radiator.

### Shower Room

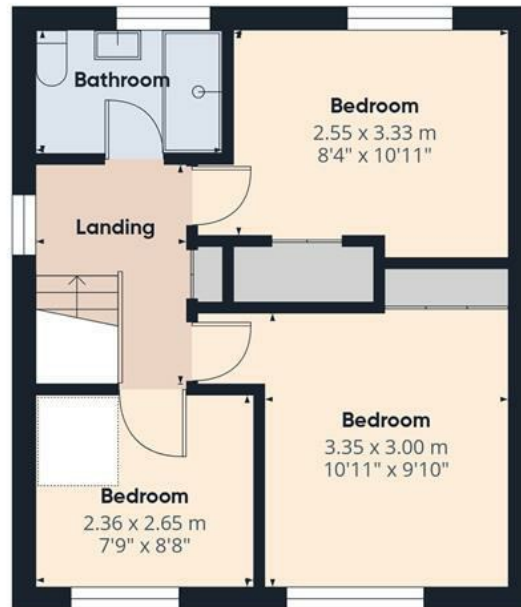
Fitted with a modern three-piece suite comprising a low-level WC, wash basin with mixer tap, and a double shower cubicle with sliding glass screen and electric shower. Finished with complementary wall tiling, UPVC double-glazed frosted window to the rear, and a chrome heated towel radiator.







Floor 0



Floor 1

**Approximate total area<sup>m</sup>**

91.8 m<sup>2</sup>

988 ft<sup>2</sup>

**Reduced headroom**

1.1 m<sup>2</sup>

12 ft<sup>2</sup>

(1) Excluding balconies and terraces

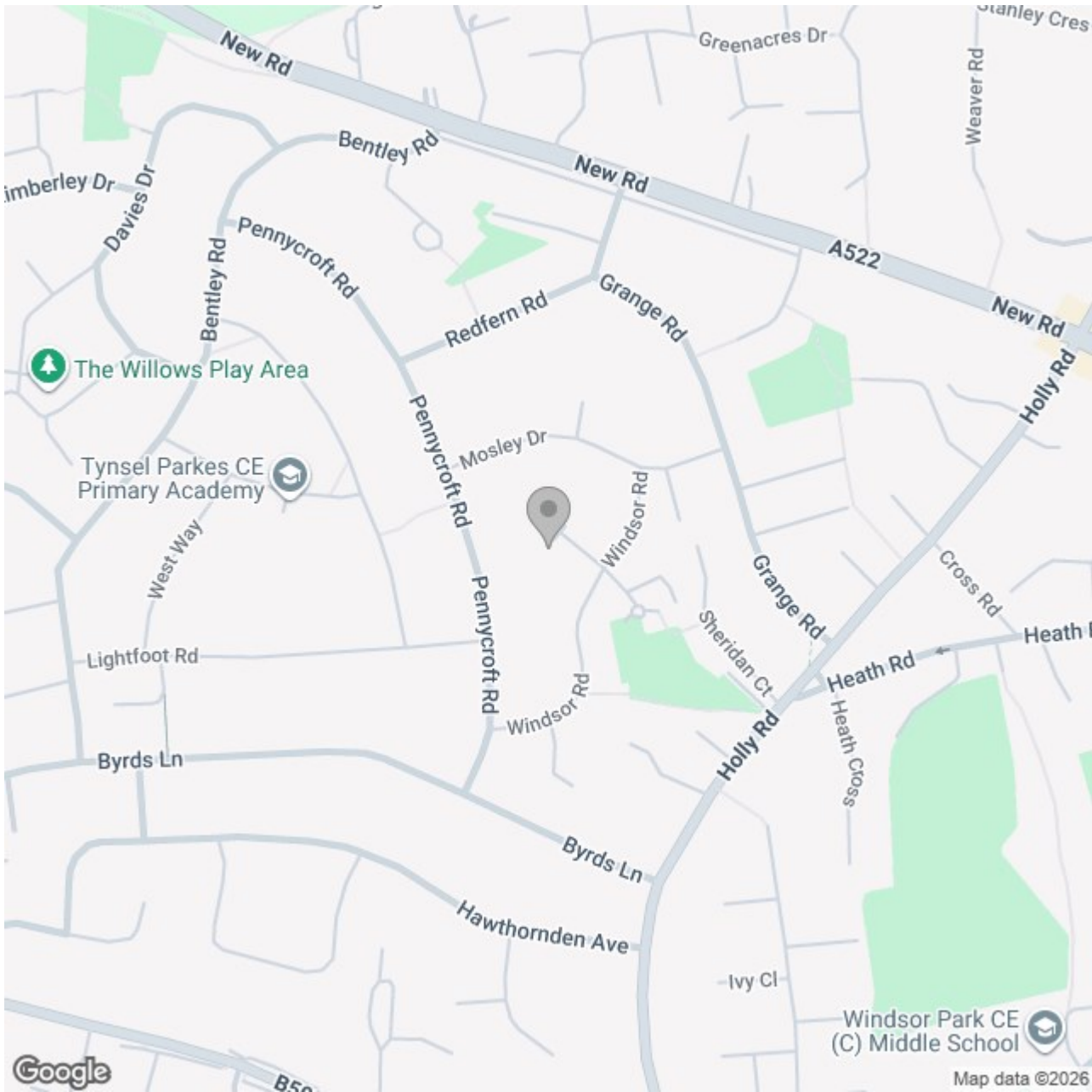
Reduced headroom

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>68</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	