





A spacious two-bedroom home offering bright and versatile accommodation across two floors. The property benefits from generous living spaces, a dual-aspect lounge and kitchen, useful storage throughout, and a practical side entrance providing access to the rear.

The ground floor comprises a welcoming entrance hallway, a spacious dual-aspect lounge with views to both the front and rear elevations, and a well-appointed dual-aspect kitchen with a range of fitted storage, work surfaces and integrated appliances. A useful side entrance provides additional access to the rear and houses the electric meter and consumer unit.

Upstairs, the property offers two generous bedrooms, including a bright principal bedroom with two front-facing windows and useful over-stairs storage. Bedroom Two is particularly spacious, enjoying dual-aspect views to both the front and rear. The first-floor landing provides further built-in storage and loft access.

The shower room comprises a corner shower cubicle with electric shower, WC, wash hand basin, heated towel radiator and frosted rear-facing window.

Outside, the property benefits from a fantastic garden plot, providing an excellent outdoor space with plenty of potential for entertaining, relaxing and family use. There is also off-road parking for multiple vehicles, making this an especially practical feature for families or those with several cars.

Overall, Byrds Lane offers a fantastic combination of generous accommodation, excellent natural light, useful storage, a superb garden plot and ample off-road parking, making this an appealing home with plenty to offer.



## Hallway

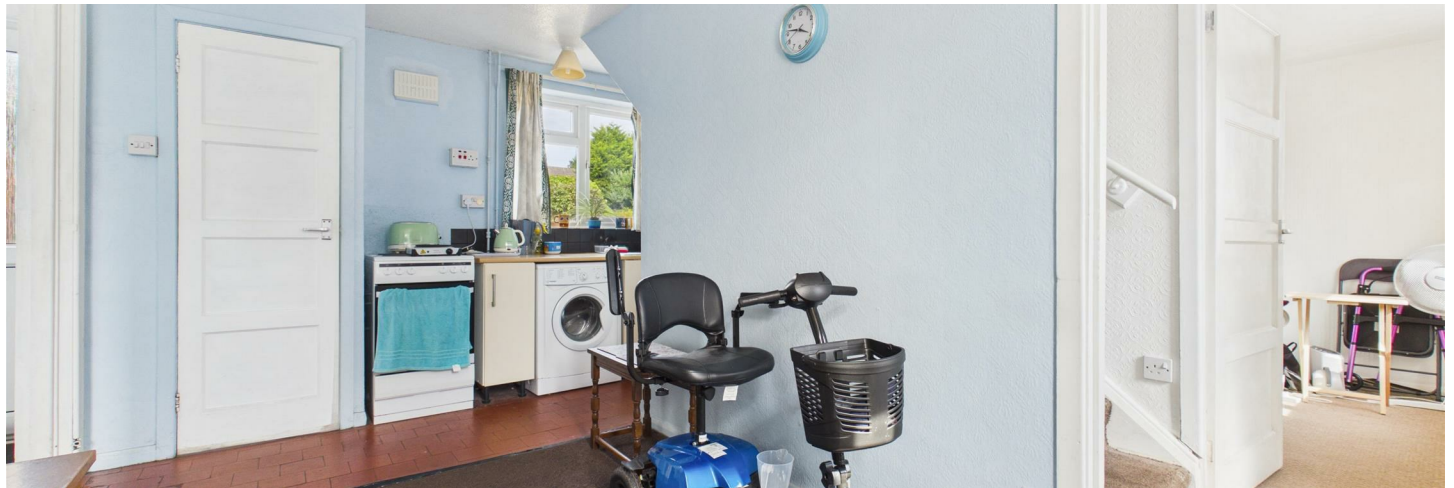
A welcoming entrance hallway with staircase rising to the first-floor landing. A UPVC double-glazed frosted front door with an original panelled internal door provides access to the accommodation.

## Lounge

A spacious dual-aspect lounge enjoying views to both the front and rear elevations. The room features a UPVC double-glazed window to the front and a UPVC double-glazed box bay window to the rear, along with a TV aerial point, provision for an electric fireplace and a central heating radiator.

## Side Utility

A useful side entrance with a UPVC double-glazed frosted glass door leading into a practical entrance area, housing the electric meter and consumer unit. A further UPVC double-glazed frosted glass door provides access to the rear elevation and a Central heating radiator.







## Kitchen

A well-appointed dual-aspect kitchen with UPVC double-glazed windows to both the front and rear elevations and a central heating radiator. The kitchen comprises a range of matching base-level storage cupboards with roll-top preparation work surfaces and tiled surrounds. Integrated appliances include a stainless-steel sink and drainer with mixer tap, with plumbing and space provided for additional freestanding and under-counter appliances.

The kitchen also benefits from a useful meter cupboard and under-stairs storage cupboard, carbon monoxide detector and a cupboard housing the central heating combination gas boiler. An opening leads through to the first-floor accommodation.

## Landing

The first-floor landing features a UPVC double-glazed window to the rear elevation, central heating radiator and useful built-in storage cupboard. Loft access is provided via a hatch, while original panelled internal doors lead to the bedrooms and shower room.

## Bedroom One

A bright bedroom with two UPVC double-glazed windows overlooking the front elevation. Further benefits include a central heating radiator, TV aerial point and useful over-stairs storage cupboard.

## Bedroom Two

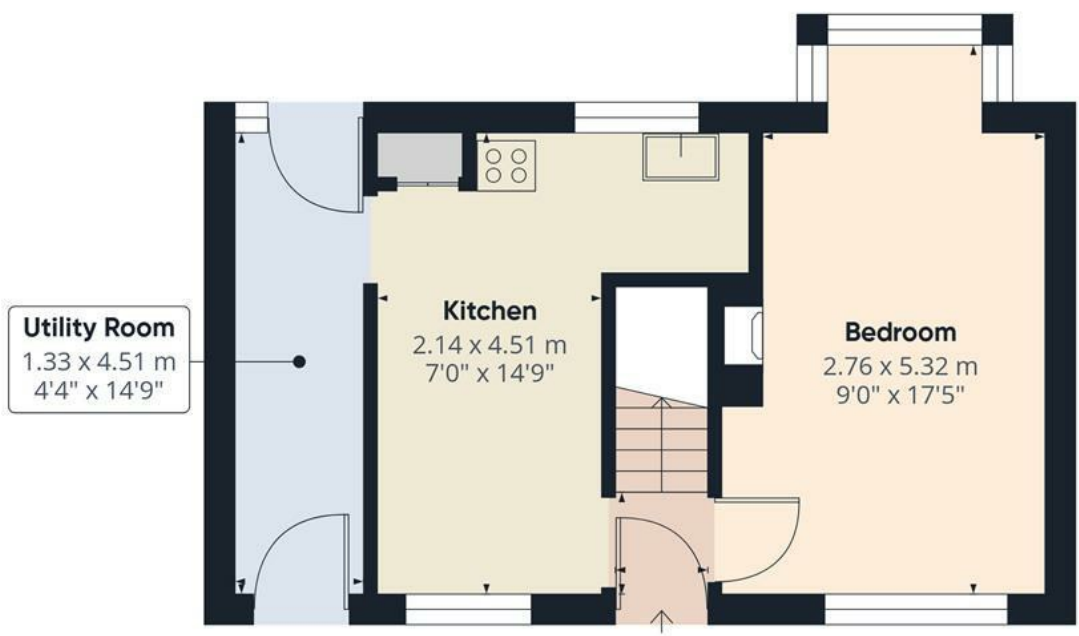
A generous dual-aspect bedroom enjoying views to both the front and rear elevations, with two UPVC double-glazed windows, central heating radiator and TV aerial point.

## Shower Room

A three-piece shower room comprising a low-level WC, pedestal wash hand basin and corner shower cubicle with electric shower over. Further features include a heated towel radiator, UPVC double-glazed frosted glass window to the rear elevation and an electric fan heater.

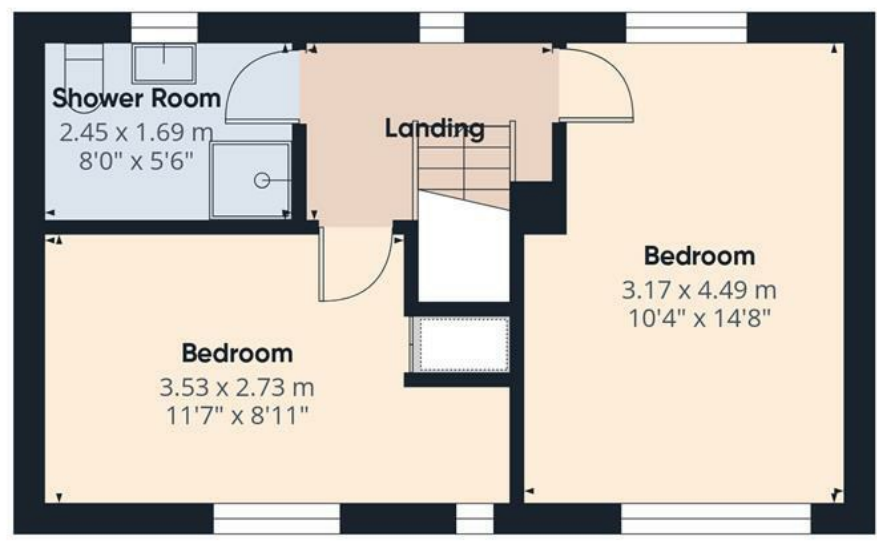






Floor 0

Approximate total area<sup>(1)</sup>  
67 m<sup>2</sup>  
720 ft<sup>2</sup>



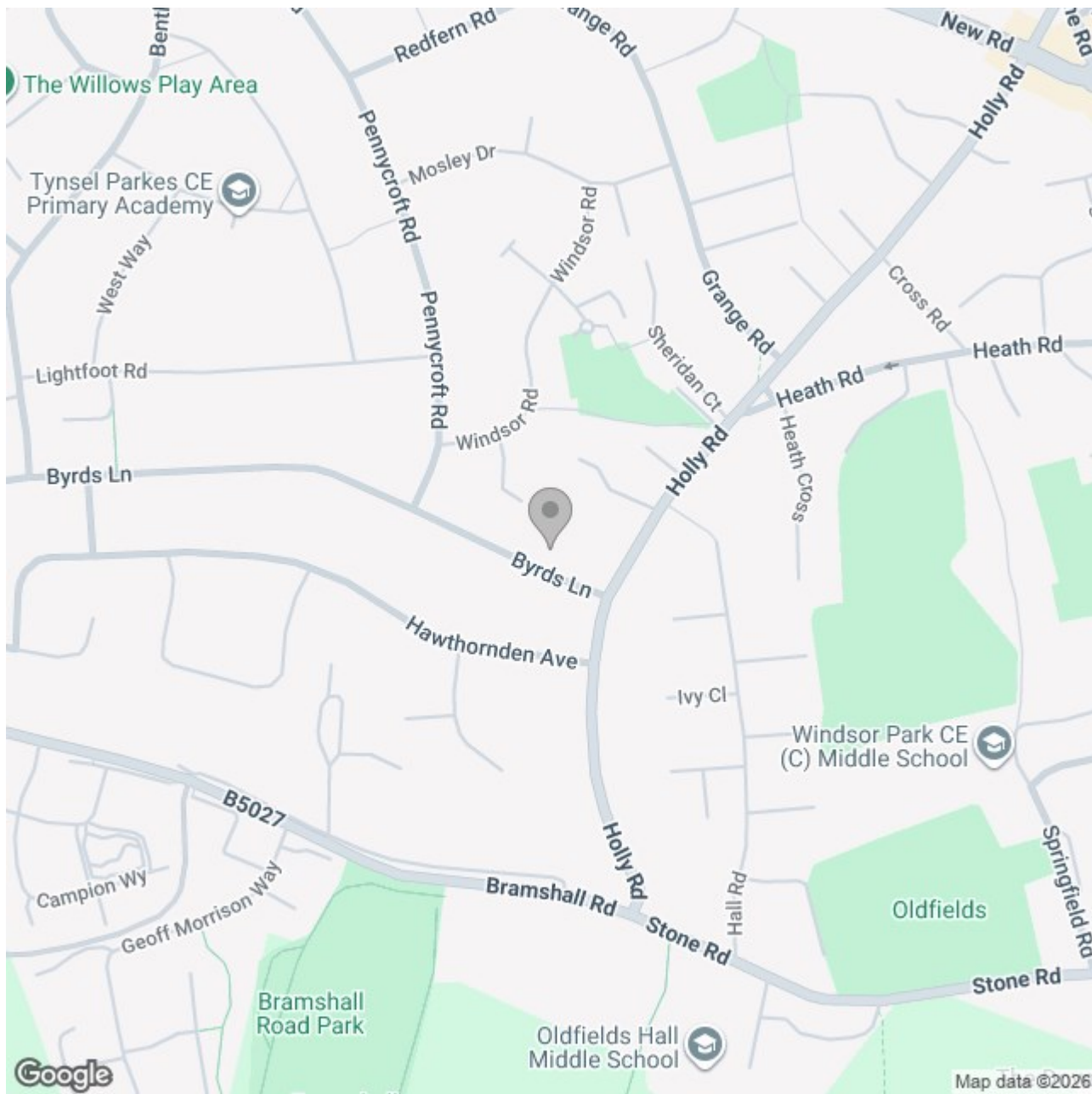
Floor 1

(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>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               | <b>71</b> |
| (55-68) <b>D</b>                            | <b>57</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  |           |