





Located in the desirable Birdland development with easy access to local shops and the town center's many amenities, this spacious, split-level home offers a versatile layout and modern features throughout.

The welcoming hall leads to the ground floor rooms, including a guest cloakroom/WC. A front-facing sitting room can serve as a study or family room, while the fitted kitchen features ample storage, space for a range stove, and a utility room with appliance space and outdoor access.

The lower-level lounge/dining room spans the full width of the home, with a gas fire, patio doors, and garden views. Upstairs, the split-level landing opens to four spacious bedrooms. The front-facing master bedroom includes fitted furniture and a stylish en suite with a double shower, while the rear-facing second bedroom also enjoys a modern en suite. A fully tiled family bathroom completes this adaptable home.



Hallway

With a composite front entry door leading into, central heating radiator, staircase rising to 1st floor, smoke alarm and internal doors leading to:

Lounge/Diner

With a UPVC double glazed window to the rear elevation, UPVC double glazed sliding door leading to the rear patio, central heating radiator, a focal point gas fireplace with a timber Adam style surround with tiled hearth and TV aerial point.

Kitchen

With a UPVC double glazed window to the front elevation, the kitchen features a range of matching base and eye-level storage cupboard and drawers with fire ring Rangemaster cooker with warming plate and grill, built-in extractor hood, one and a half composite sink and drainer with mixer tap, space for further freestanding and plumbing space for undercounter white goods, central heating radiator and internal door leading to:

Utility Room

With a UPVC double glazed window to the side elevation and UPVC double glazed door leading to the side entry, matching base and eye level storage cupboards with granite effect roll top preparation work surfaces and complementary tiling surrounding, plumbing space for undercounter white goods, central heating radiator and a stainless steel sink and drainer with mixer tap.



Cloaks/WC

With a UPVC double glazed frosted glass window to the front elevation, low-level WC, wash hand basin with mixer tap and complementary tiling to lower wall half, central heating radiator and mains alarm system unit.

Family Room

With a UPVC double glazed window to the front elevation, central heating radiator, electrical consumer unit, spotlighting to ceiling and in housing is the central heating combination gas boiler.







Landing

With access to loft space via loft hatch, staircase rising to the second floor and internal doors leading to:

Bedroom One

With a UPVC double glazed window to the rear elevation, central heating radiator and internal door leading to:

En-suite

Featuring a three-piece shower room suite comprising of low-level WC, wash hand basin with mixer tap, double shower cubicle with water for showerhead and PVC panelling to wall coverings, chrome heated towel radiator, spotlighting to ceiling and extractor fan.

Bedroom Two

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

Second Floor Landing

Internal doors leading to:

Bedroom Three

With two UPVC double glazed windows to the front elevation and central heating radiator, internal door leading to:

En-suite

With a UPVC double glazed frosted glass window to the side elevation, featuring a three-piece shower room suite comprising of low level WC, wash hand basin with mixer tap, double shower cubicle with electric shower over and panelling to wall coverings, vertically mounted central heating radiator and extractor fan.

Bedroom Four

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

Bathroom

Featuring a three piece family bathroom suite comprising of low-level WC, pedestal wash hand basin, panelled bath unit with electric shower over and complementary tiling to wall coverings, central heating radiator and airing cupboard.

Outside

At the rear of the property, there is a fully enclosed, low-maintenance garden featuring a charming decked seating area under a canopy, paved surfaces, and purple slate shale edging. Shrub borders line the garden, with steps leading up to an additional hard-landscaped space with room for a shed. At the front, a purple slate shale border hosts an assortment of shrubs and plants, and a block-paved driveway offers ample off-road parking for multiple vehicles.











Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Floor -1

Approximate total area⁽¹⁾

28.68 m²

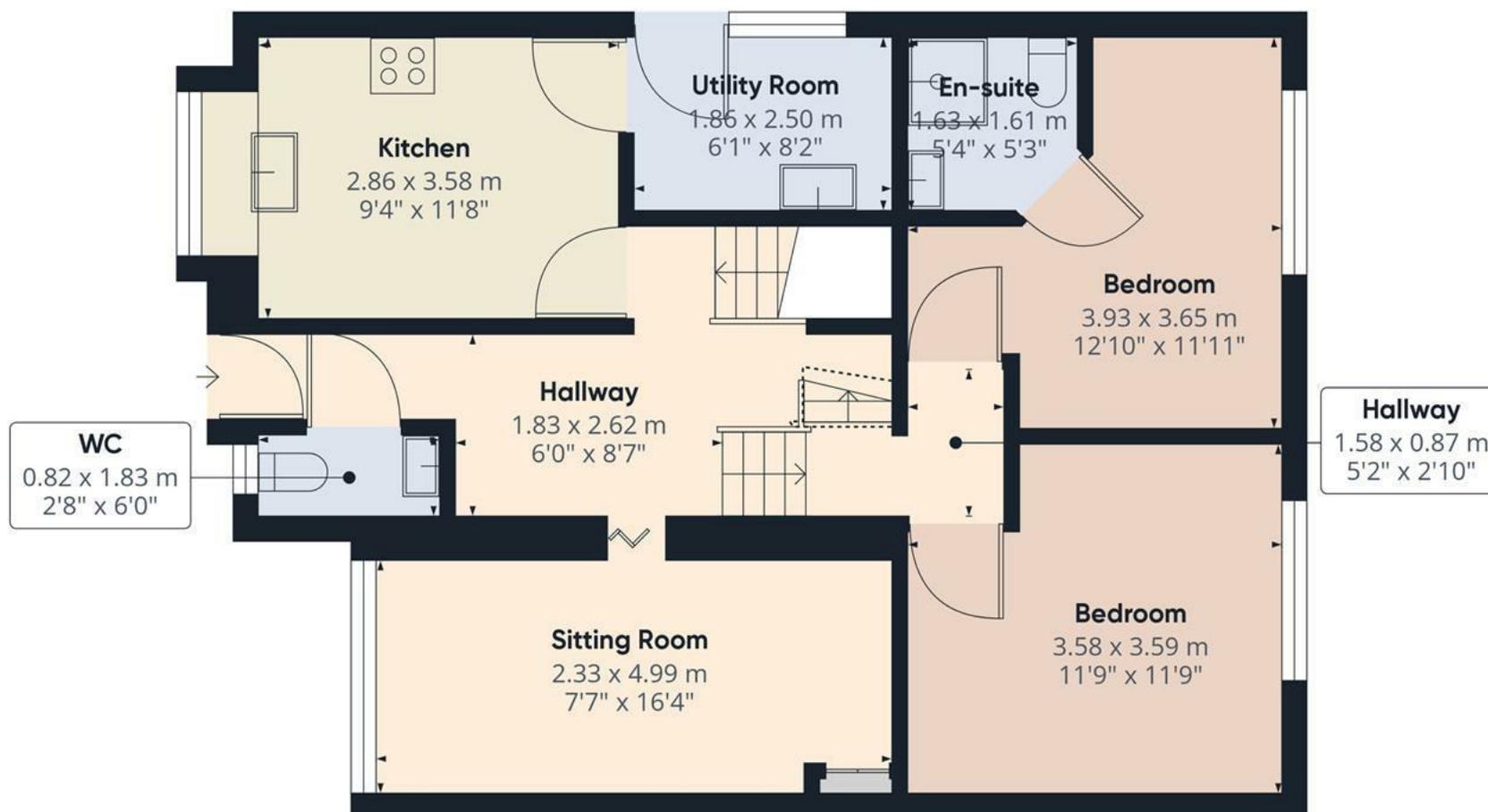
308.71 ft²

(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.

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Approximate total area⁽¹⁾

65.52 m²
705.26 ft²

Reduced headroom

0.46 m²
4.91 ft²

(1) Excluding balconies and terraces

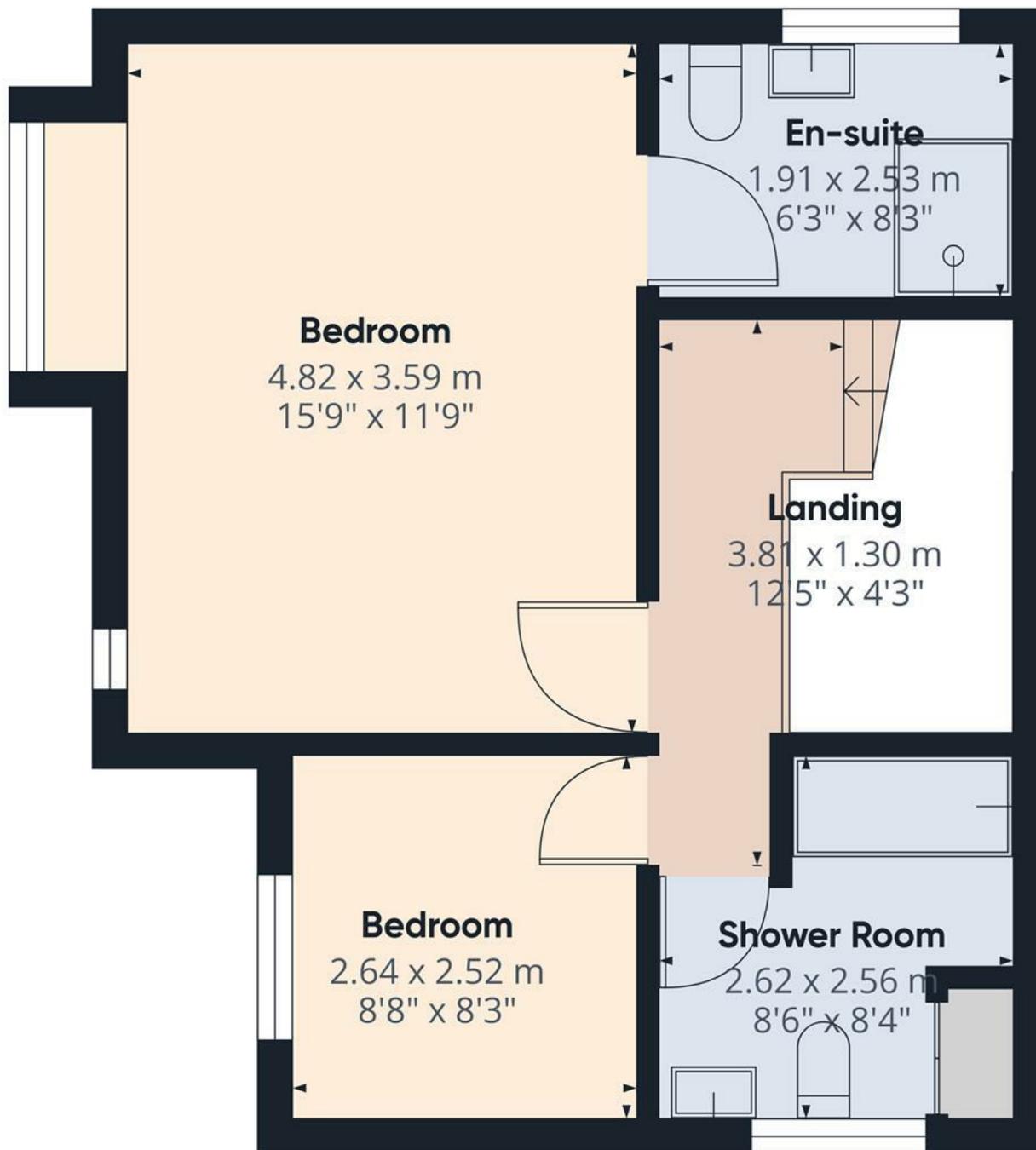
Reduced headroom
..... Below 1.5 m/5 ft

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Floor 0



Floor 1

Approximate total area⁽¹⁾

38.1 m²

410.1 ft²

(1) Excluding balconies and terraces

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