





**** FULLY REFURBISHED AND MODERNISED HOME ** NO CHAIN ** TRANSFORMED LANDSCAPED GARDENS AND DRIVEWAY ****

This stunning home has undergone extensive renovation and refurbishment, transforming it into a modern and inviting living space. Key upgrades include a brand-new central heating system and boiler, ensuring warmth and efficiency throughout the year. The property features UPVC double glazed windows, enhancing insulation and reducing energy costs. The refitted kitchen is a chef's delight, boasting contemporary fixtures and appliances, while the newly installed shower room offers a sleek and stylish retreat. Every room has been fully decorated, with fresh paint and updated flooring, creating a cohesive and elegant aesthetic. This home is ready to welcome its new owners with comfort and sophistication.

The property features a porch, an entrance hall, a spacious lounge diner, and a well-equipped kitchen. Upstairs, you will find three bedrooms and a shower room. The exterior offers double width driveway, side wrought iron gated entry and landscaped rear gardens.

Viewing by appointment only.



Porch

Having a refitted composite front entry door leading into, a UPVC double glazed window to the front elevation, vinyl flooring throughout, UPVC double glazed internal door leading to:

Hallway

With a staircase rising to the first floor landing and a useful under stairs storage cupboard, central heating radiator, consumer unit, internal door leading to:

Kitchen

With a UPVC double glazed window to the rear elevation, chrome heated radiator, the refitted kitchen features a range of matching base and eye-level storage cupboards and drawers with woodblock effect drop edge preparation work surfaces, integrated appliances include a composite sink and drainer with mixer tap, four ring electric hob with stainless steel hood, oven/grill, space for further freestanding and undercounter white goods, integrated fridge and freezer, UPVC double glazed rear access door, spots lighting to ceiling, internal door leading to:

Lounge

With dual aspect view to both front and rear elevations with 2x UPVC double glazed units, central heating radiator and TV aerial point.

Landing

With a UPVC double glazed window to the side elevation, useful over stairs storage cupboard, access to loft space via loft hatch, internal doors lead to:



Bedroom One

With UPVC double glazed window to the rear elevation 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.





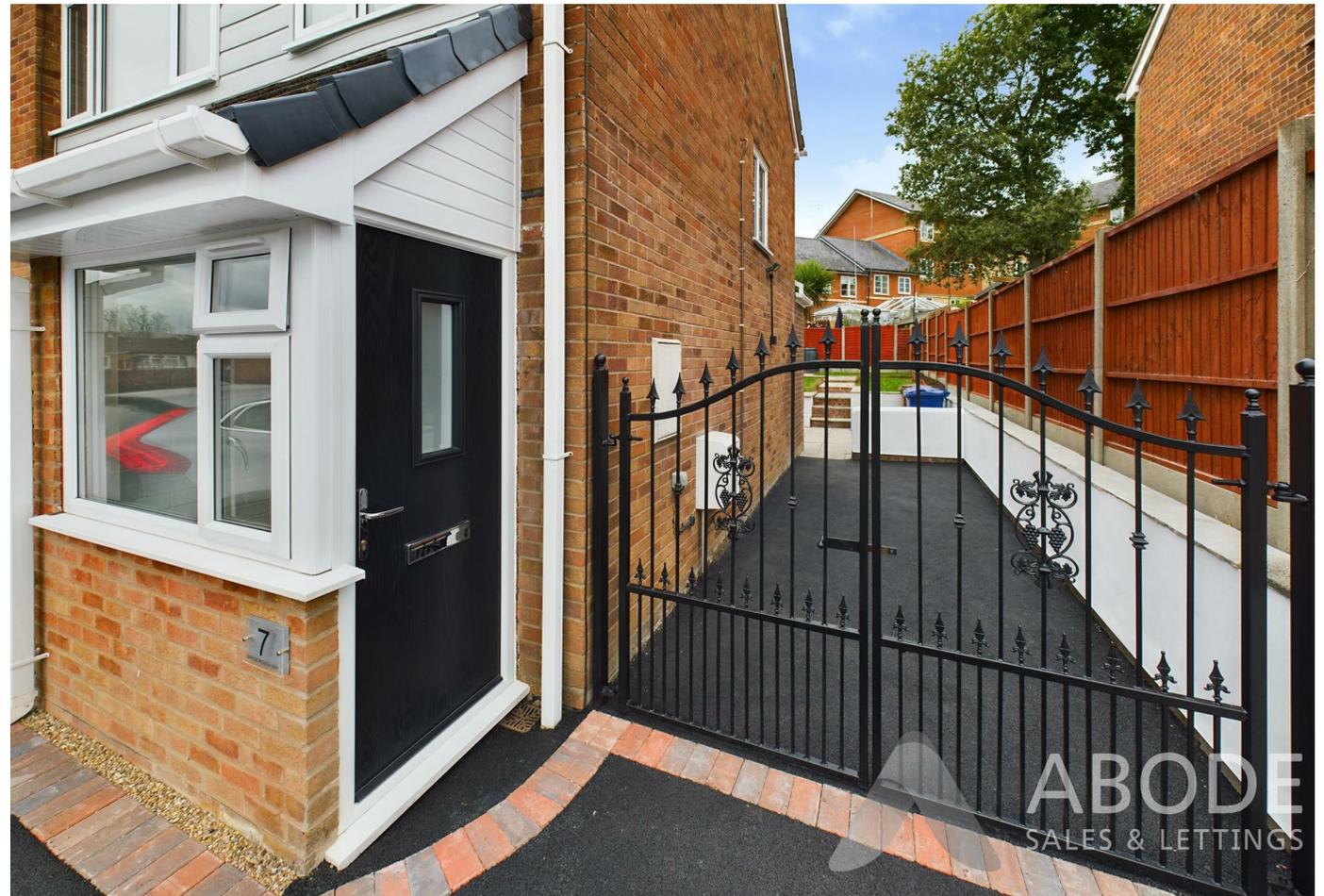


Shower Room

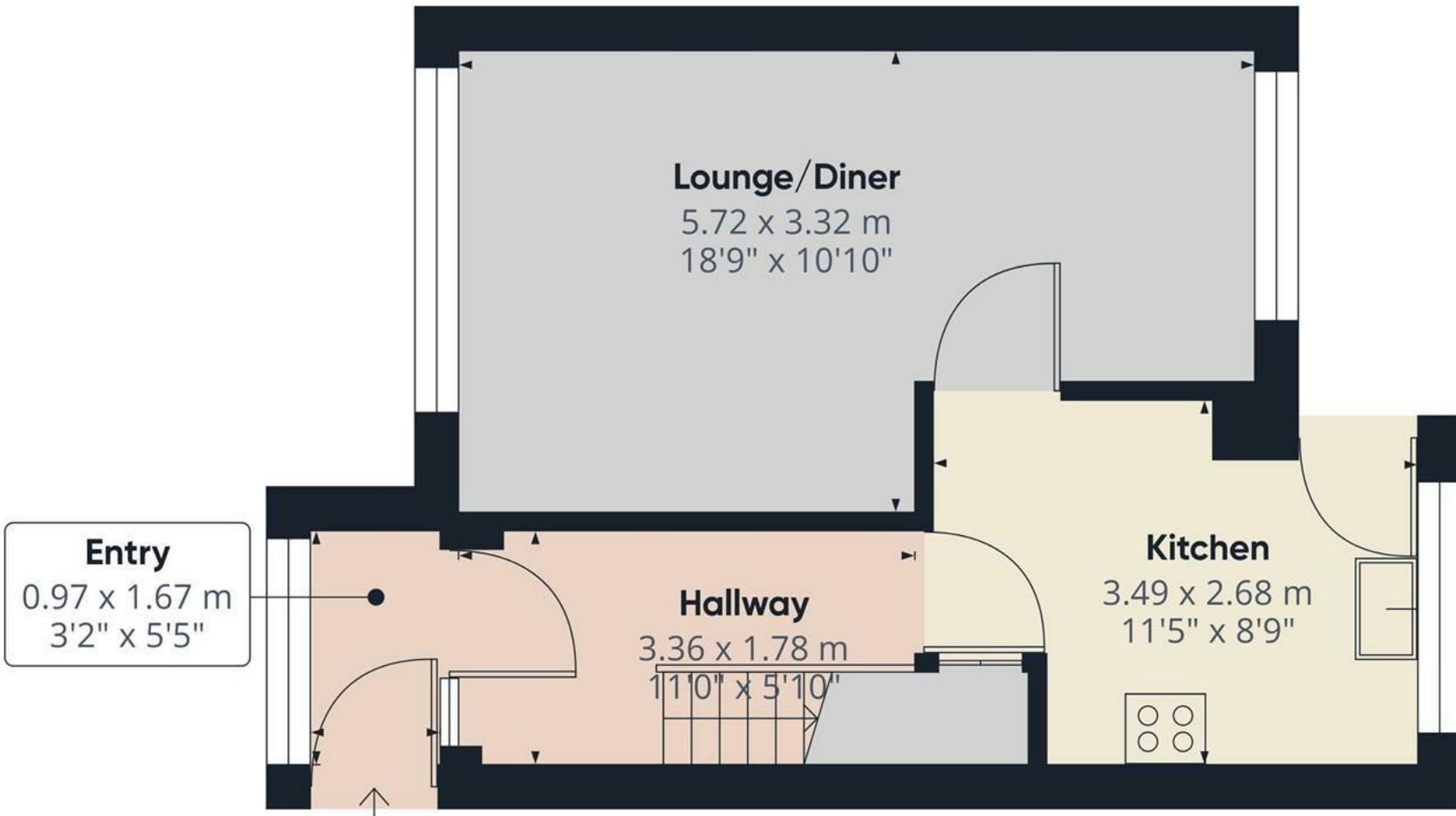
With a UPVC double glazed frosted glass window to the rear elevation, featuring a three-piece shower room suite comprising of low level WC, vanity wash hand basin with mixer tap, corner shower cubicle with electric shower over, PVC panelling to wall coverings, chrome heated towel radiator, spotlighting to ceiling and extractor.

Outside

Featuring a freshly resurfaced tarmac drive that provides ample double-width off-road parking. A gated side entry offers both security and convenience, leading you to a charming pathway with a newly rendered retaining wall. This path guides you to the rear of the property, where an ideal entertaining space awaits. The rear garden boasts a raised, well-maintained lawn adorned with a variety of mature plants, creating a picturesque setting. At the far end of the garden, a hardstanding area offers additional functionality, complete with a practical storage garden shed. This outdoor space perfectly balances beauty and utility, making it perfect for both relaxation and gatherings.







Approximate total area⁽¹⁾
33.79 m²
363.71 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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Floor 0



Landing
2.01 x 1.18 m
6'6" x 3'10"

Floor 1

Approximate total area⁽¹⁾

27.49 m²

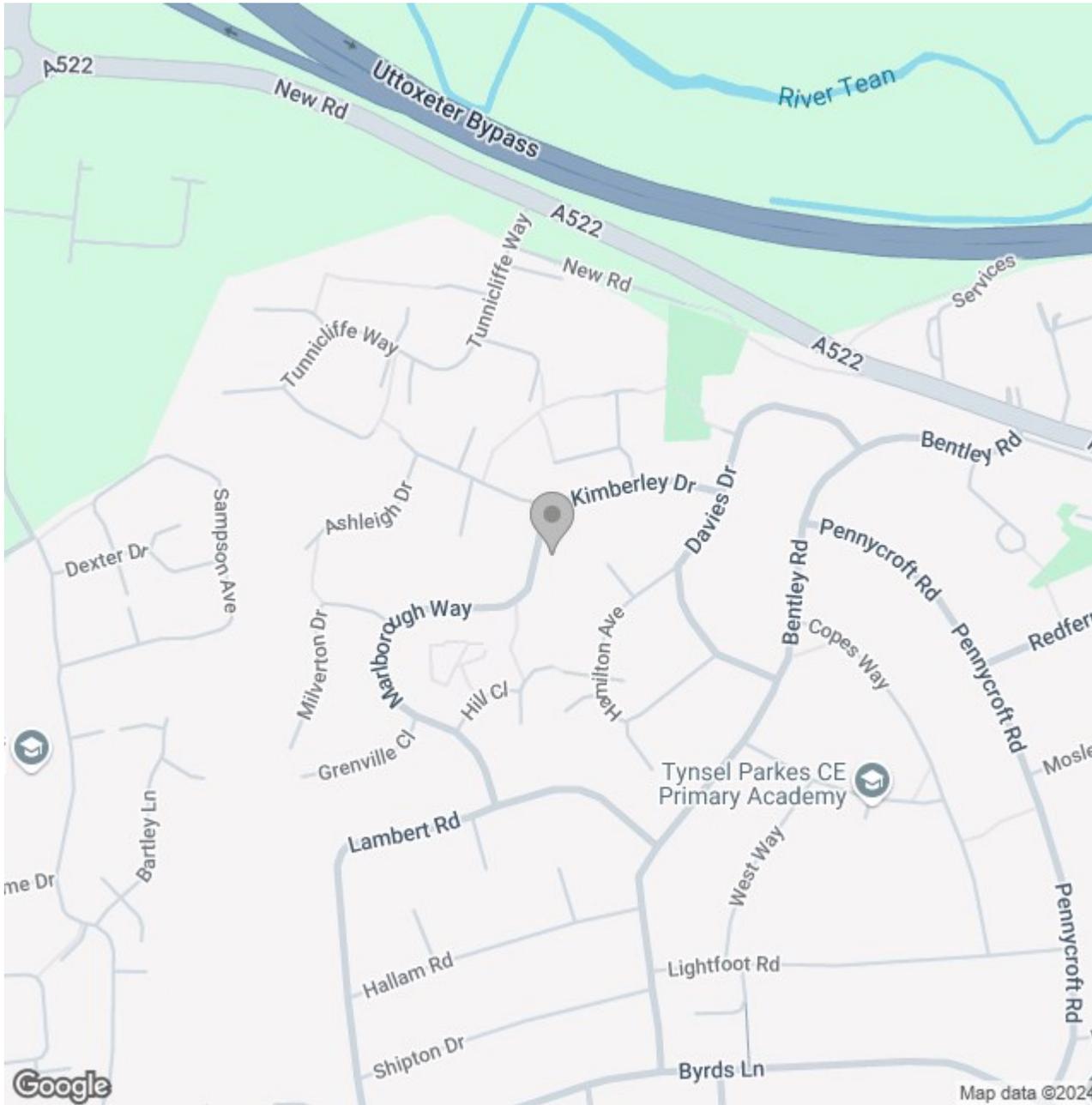
295.9 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	