





A beautifully presented traditional home, ideally situated within walking distance of the town centre, offering excellent access to local amenities, schools, shops, and convenient transport links including the A50. Perfect for first-time buyers or investors, this charming property has been significantly improved by the current owners and is offered in true “turn-key” condition, benefiting from gas central heating and UPVC double glazing throughout.

The accommodation briefly comprises a welcoming lounge featuring exposed timber flooring, a stunning cast-iron log-burning fireplace with bespoke brick surround, fitted bay window seating with storage, and original built-in cupboards. A spacious dining room provides additional living space and leads through to a well-appointed fitted kitchen with integrated cooking appliances and ample storage. Completing the ground floor is a stylish bathroom fitted with a modern three-piece suite.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with useful storage, alongside two further bedrooms ideal for family living, guests, or home office use.

Early viewing is highly recommended to fully appreciate the quality, character, and convenient location this delightful home has to offer.



## Lounge

A beautifully presented lounge featuring a UPVC frosted front entrance door, exposed timber flooring, and a striking cast-iron log-burning fireplace with bespoke exposed brick surround, oak mantle, and tiled hearth. A charming bay window to the front elevation incorporates fitted window seating with useful base-level storage and original built-in cupboards. Additional features include a central heating radiator and a meter cupboard housing the consumer unit and electric meter.

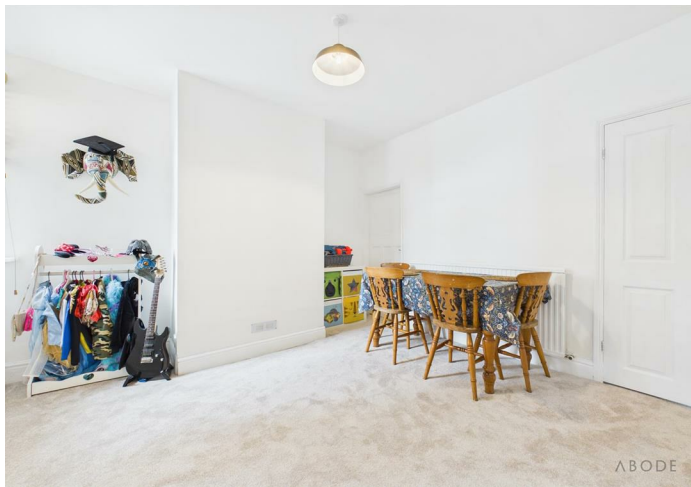
## Dining Room

A spacious dining room with a UPVC double glazed window to the rear elevation, central heating radiator, and a useful under-stairs storage/cloaks cupboard. Internal door leading to:

## Kitchen

Fitted with a range of matching wall and base units with wood-block effect roll-top work surfaces. Integrated appliances include a four-ring hob with oven and grill beneath, extractor hood, and a one-and-a-half stainless steel sink with mixer tap. There is plumbing and space for freestanding and under-counter white goods, a central heating radiator, UPVC double glazed side window, frosted UPVC rear entrance door, and a wall-mounted combination gas central heating boiler. Internal door leading to:







### Bathroom

Comprising a three-piece suite including a low-level WC, pedestal wash hand basin with mixer tap, and a P-shaped bath with shower screen. Complementary tiled wall coverings, chrome heated towel radiator, extractor fan, and a UPVC double glazed frosted window to the side elevation complete the room.

### Inner Hallway

With staircase rising to the first-floor landing and smoke alarm.

### Landing

Providing access to:

### Bedroom One

A generous double bedroom with a UPVC double glazed window to the front elevation, useful over-stairs storage cupboard, and central heating radiator.

### Bedroom Two

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

### Bedroom Three

Featuring a UPVC double glazed window to the rear elevation, central heating radiator, and useful built-in storage cupboards.



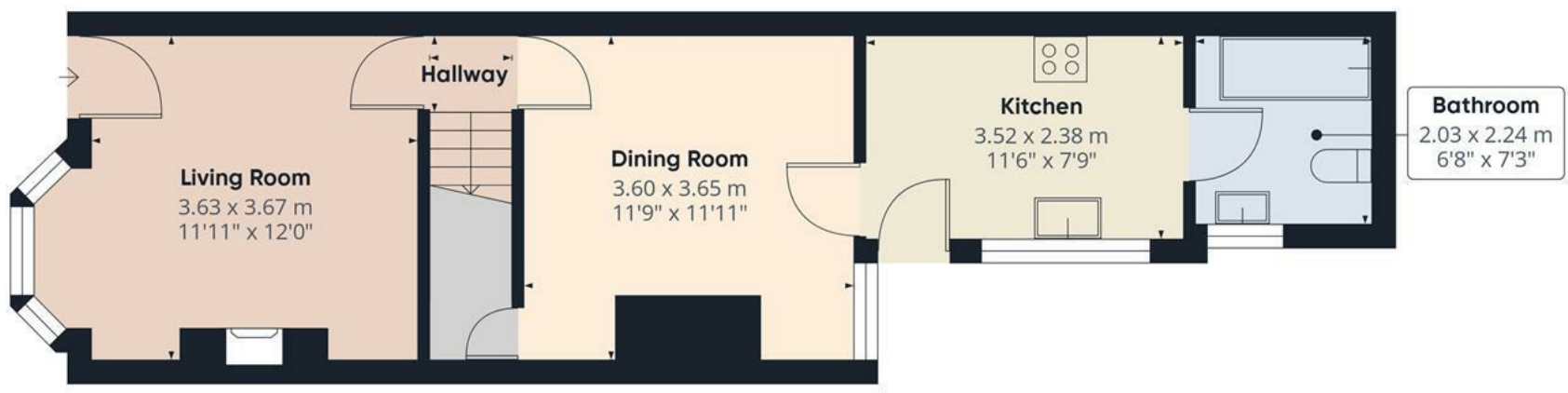






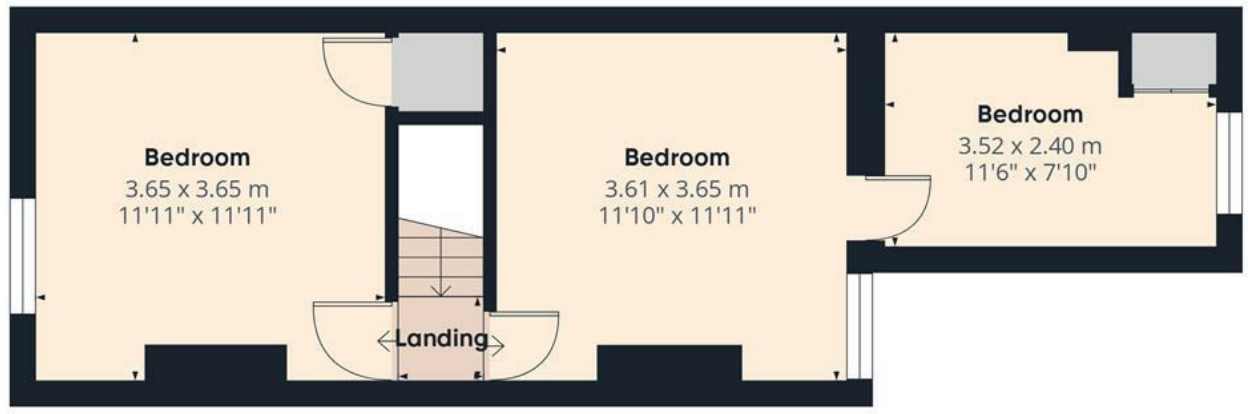


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Floor 0

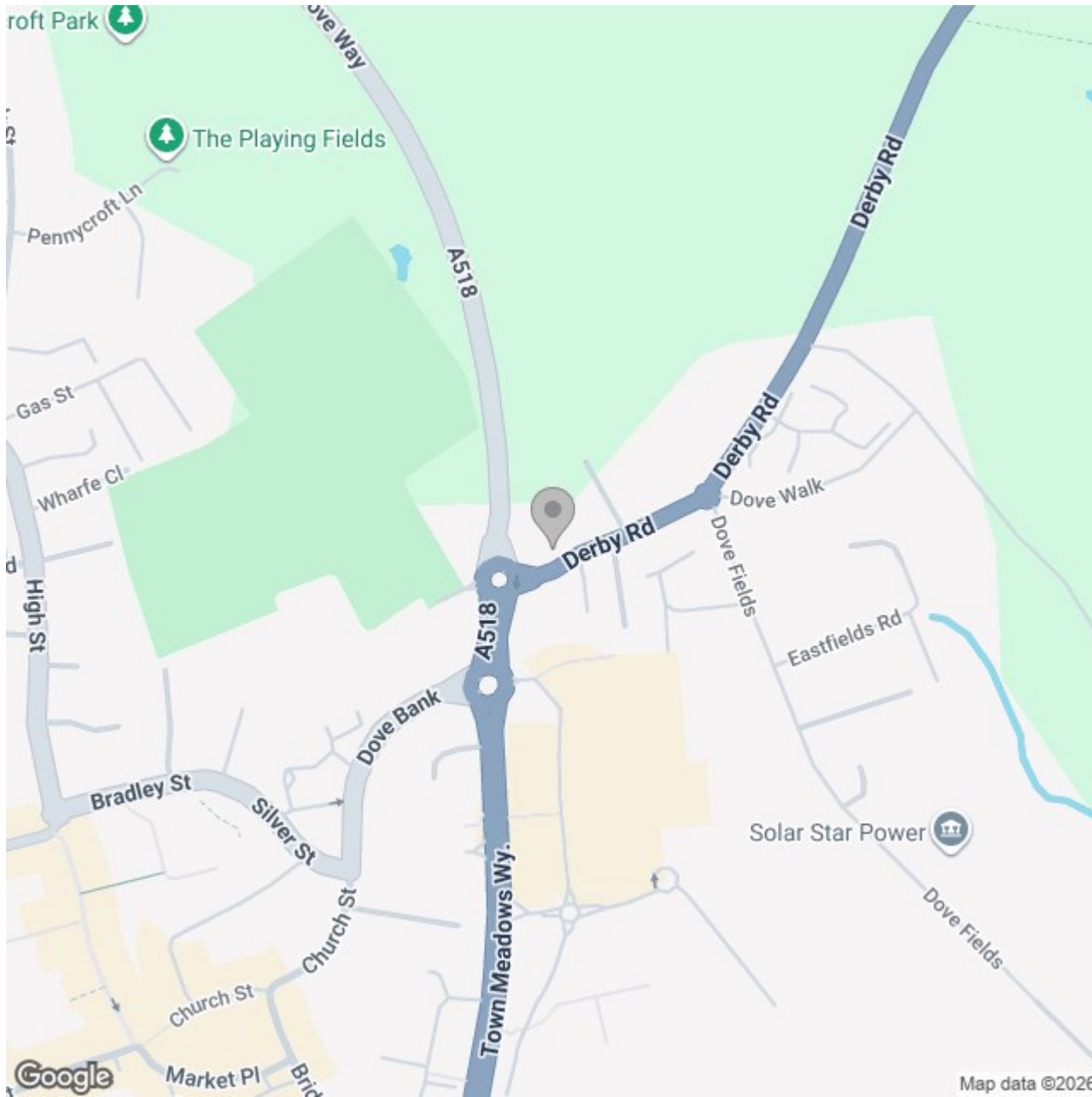
Approximate total area<sup>(1)</sup>  
77.9 m<sup>2</sup>  
840 ft<sup>2</sup>



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.



## Energy Efficiency Rating

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