





This stunning two-bedroom semi-detached property is located in a popular area and boasts a modern and stylish interior throughout. The home features a spacious driveway with parking for two cars and a generously sized, enclosed rear garden, perfect for outdoor relaxation or entertaining. Inside, the high-quality kitchen-diner is equipped with premium integrated appliances, ideal for contemporary living. The property includes a bright, well-proportioned living room and two comfortable double bedrooms, along with a modern three-piece family bathroom. Viewing is essential to appreciate the quality and appeal of this delightful home. Appointments are strictly by prior arrangement only.



Ground Floor

This delightful property welcomes you through a composite front entrance door into a bright and well-proportioned living room, featuring a double-glazed window to the front elevation that fills the room with natural light. The living area includes a central heating radiator, stairs rising to the first floor, and a stylish door with a glazed panel leading through to the kitchen-diner. The kitchen-diner is thoughtfully designed with a range of matching wall and base units, ample space for a washing machine, and high-quality integrated appliances including an AEG electric oven, a four-ring gas hob with an AEG extractor fan, an integrated dishwasher, and a fridge freezer. The kitchen is complete with a sink and mixer tap, a straight-edge work surface, a double-glazed window to the rear elevation, and a double-glazed door leading out to the garden. A central heating radiator and a built-in storage cupboard enhance the space, while an additional door opens to a WC cloakroom, equipped with a wash hand basin with mixer tap, a vanity unit, low-level WC, a tiled splash back, a radiator, and a double-glazed window to the side.







First Floor

Ascending from the living room, the first-floor landing provides loft access and leads to the home's two spacious double bedrooms. The master bedroom, with its central heating radiator and double-glazed window overlooking the rear, has ample room for a double bed and additional furnishings. The second bedroom, accessed from the opposite side of the landing, includes a built-in storage cupboard, a central heating radiator, and a double-glazed window to the front elevation. Also on this floor, the family bathroom offers a stylish three-piece suite comprising a low-level WC, a wash hand basin with mixer tap, and a bathtub with mixer tap and gravity shower over. This modern space features partially tiled walls, recessed spot lighting, a heated ladder towel rail, and a double-glazed window to the side elevation.



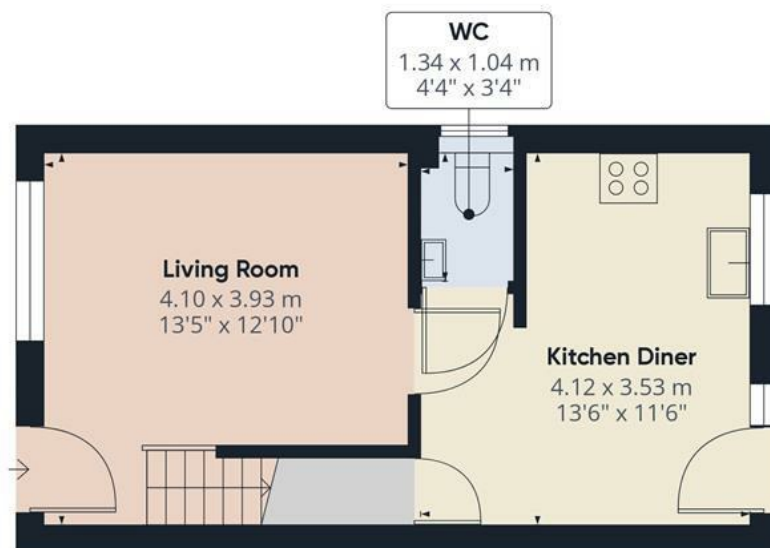
Outside

The property's exterior is equally impressive, featuring a charming front garden with a pathway leading to the front entrance door. To the side, a block-paved driveway offers convenient parking for two vehicles. At the rear, the enclosed garden is primarily laid to lawn, with a dedicated patio area ideal for outdoor dining and entertaining. The garden is enclosed by timber fencing, providing a secure and private outdoor space to enjoy throughout the seasons.









Floor 0



Floor 1

Approximate total area⁽¹⁾

59.23 m²

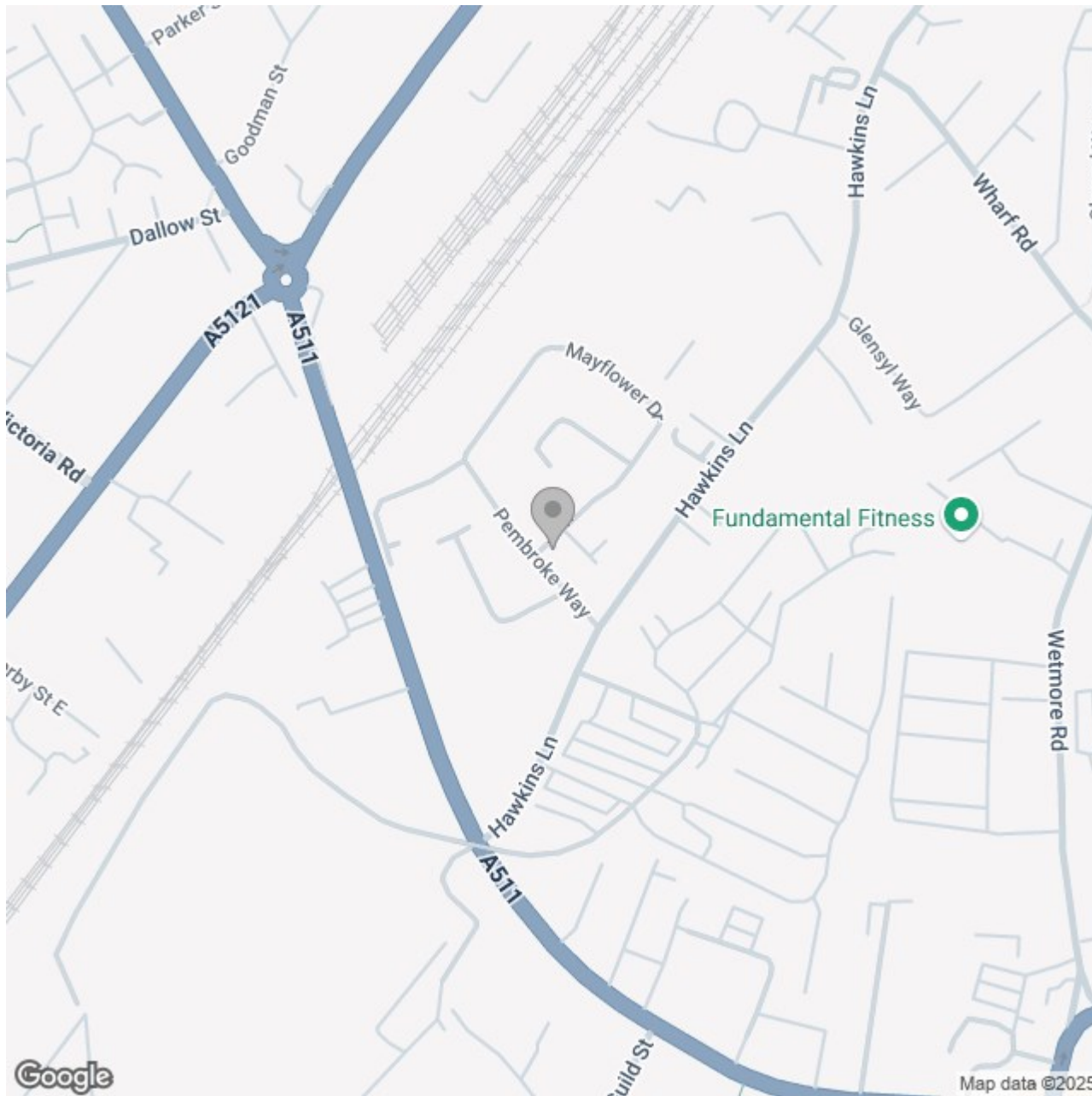
637.55 ft²

(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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(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 