







This beautifully presented three-bedroom end townhouse is set within a sought-after residential development, offering convenient access to a variety of local amenities and excellent transport links. The property boasts a stunning new modern kitchen diner, complete with integrated appliances, creating the perfect space for entertaining and family meals. Each of the three bedrooms is well-proportioned, with the master bedroom featuring a private en-suite for added comfort. Outside, a generously sized driveway provides ample parking. With its blend of style, practicality, and a superb location, this home is sure to impress. Viewings are available strictly by appointment.





## Accommodation

The ground floor accommodation is entered through a composite front door, leading into a welcoming entrance hallway. The hallway features a central heating radiator, stairs rising to the first floor, and doors providing access to the principal rooms. To the left is a WC cloakroom, fitted with a low-level WC, a wash hand basin with a mixer tap and tiled splash backs, a central heating radiator, and a double-glazed window to the front elevation.

To the right, a door opens into the living room, which benefits from a double-glazed window to the front elevation, a central heating radiator, and a useful under-stair storage cupboard. A further door leads from the living room into the kitchen diner. This contemporary space features a range of modern matching wall and base units, incorporating an electric oven, electric hob with extractor hood over, and a one-and-a-half bowl stainless steel sink with a mixer tap and drainer. There is space for a washing machine, tumble dryer, and fridge freezer. A double-glazed window to the rear elevation and a double-glazed door open onto the patio, allowing for natural light and easy access to the garden. A central heating radiator completes this functional yet stylish area.

The first-floor accommodation is accessed via stairs from the entrance hallway, leading to a landing with a loft hatch, an airing cupboard, and doors to all bedrooms and the family bathroom. The master bedroom, positioned to the front, features a central heating radiator, a built-in storage cupboard, and a double-glazed window overlooking the front



elevation. A door leads to the en-suite shower room, which is fitted with a three-piece suite comprising a wash hand basin with individual hot and cold taps, a shower cubicle with a gravity shower, a low-level WC, and a central heating radiator. A double-glazed window to the front elevation completes the en-suite.

The family bathroom includes a three-piece suite with a wash hand basin with individual hot and cold taps, a low-level WC, and a bath with a mixer tap and handheld shower attachment. There is also a central heating









radiator and a double-glazed window to the side elevation.

Bedrooms two and three are both positioned to the rear of the property, each offering a central heating radiator and a double-glazed window overlooking the garden. Together, the first-floor rooms provide well-proportioned and versatile living spaces suitable for a range of needs.

#### Outside

The property's front elevation features a driveway offering convenient off-road parking, complemented by a pathway that leads to the front entrance door. At the rear, the property boasts a private, enclosed garden, thoughtfully designed for both relaxation and entertaining. A spacious patio area provides the perfect setting for outdoor seating and dining, while the neatly maintained lawn offers a versatile space for recreation or gardening. The garden is fully enclosed.



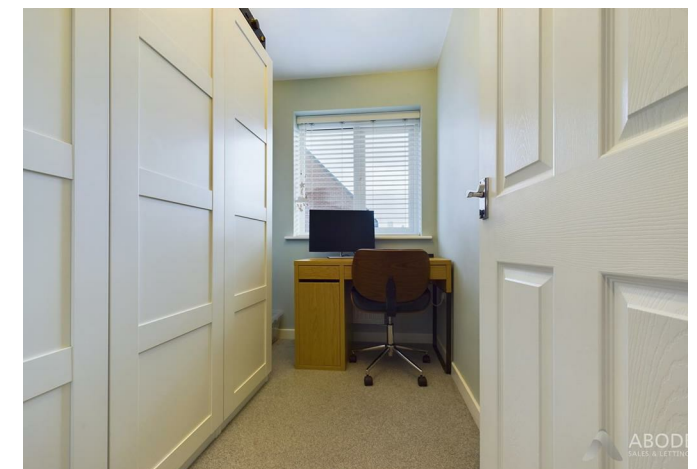


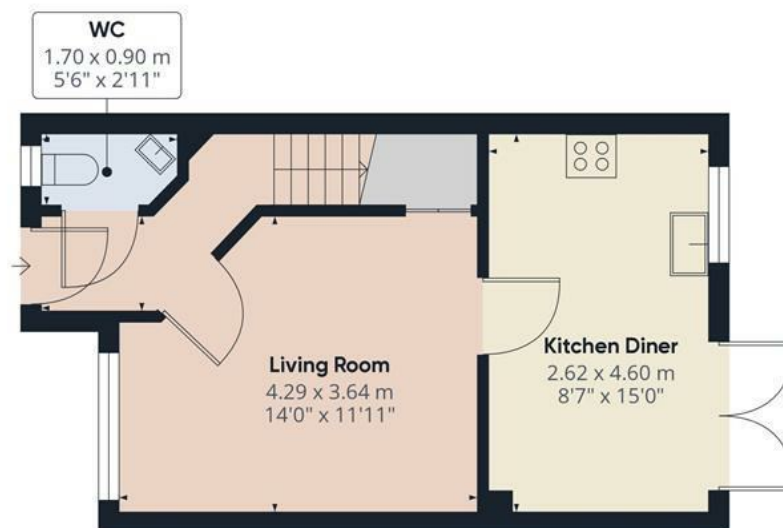












Floor 0

Approximate total area<sup>(1)</sup>

62.69 m<sup>2</sup>

674.78 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

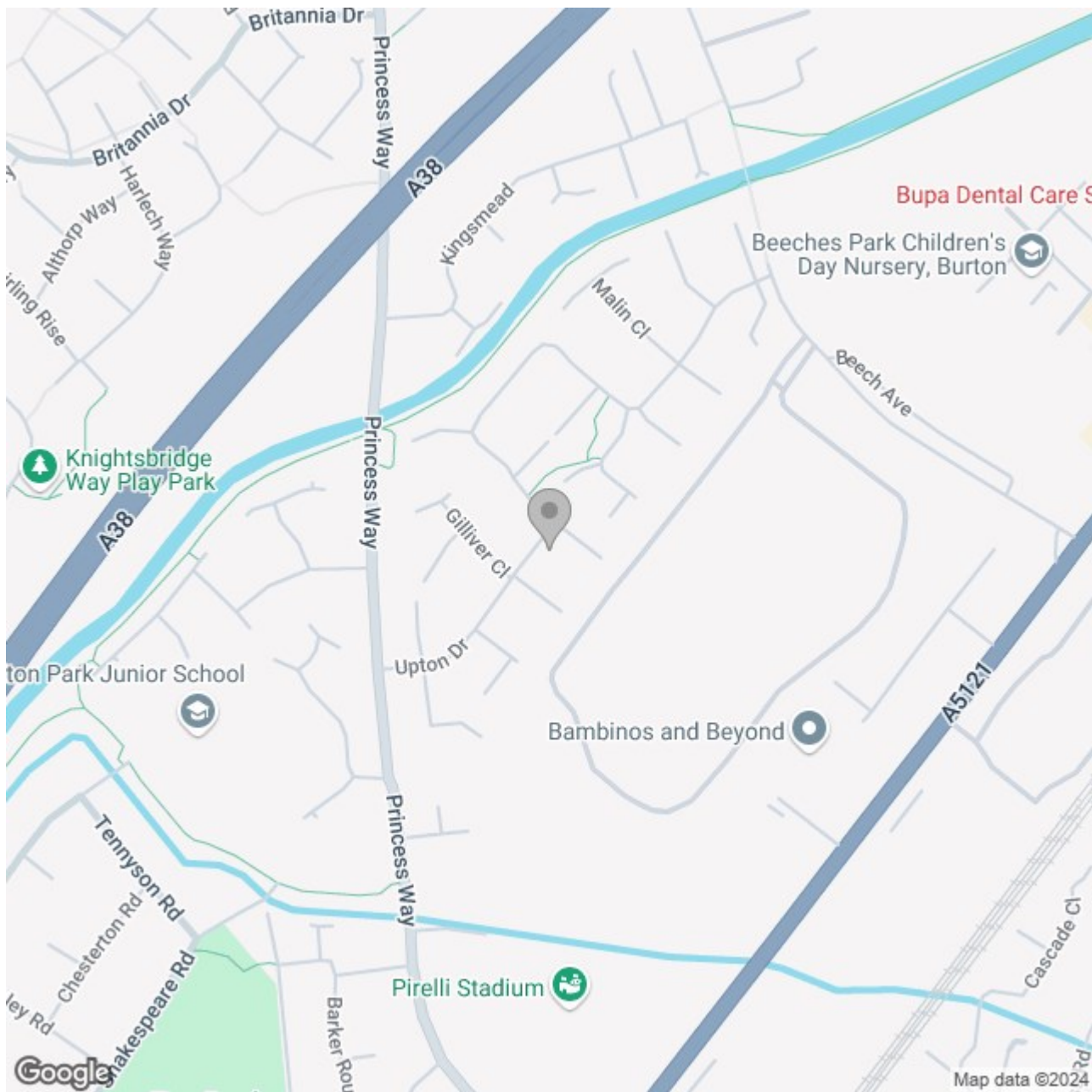
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>82</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>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC