







This charming with Generous two-bedroomed semi-detached home, offers a wonderful blend of comfort and practicality. The inviting lounge diner provides a perfect space for relaxation and entertaining, complemented by a fitted kitchen and a useful utility room for added convenience. Upstairs, the master bedroom boasts a dressing room, adding a touch of luxury, alongside a modern family bathroom. Outside, a generous garden offers ample space for outdoor activities, while a driveway ensures convenient off-street parking. This property is a fantastic opportunity, ideal for buyers seeking both versatility and style.





## Ground Floor

Entering through a composite front door, the ground floor opens into a welcoming hallway, complete with a central heating radiator, stairs to the first floor, and access to the lounge diner. The spacious lounge diner features two central heating radiators, ceiling coving, and double glazed French doors leading to the garden, along with a front-facing double glazed window. There's ample space for both sofa and dining table arrangements. From here, a door leads to the kitchen, which offers a range of matching wall and base units with roll-edge work surfaces, a ceramic sink with mixer tap and integrated drainer, a four-ring gas hob with electric extractor, and an electric oven. The kitchen is complemented by tiled splash backs, recessed spot lighting, and a side-facing double glazed window. An opening leads into an inner hallway, providing access to the patio and passageway. Further along, a door opens into the utility area, currently used as a combined study and utility room, which includes space for both a tumble dryer and washing machine, an electric heated rail, a wall-mounted electric radiator, and a rear-facing double glazed window.









## First Floor

The staircase from the entrance hallway leads to a first-floor landing with a loft hatch, a double glazed window to the side, and doors to each room. The family bathroom is fitted with a modern three-piece suite, featuring mosaic tiled flooring, a wash hand basin with mixer tap and vanity storage, a low-level WC, a bath with individual hot and cold taps, an electric shower over, partially tiled walls, recessed spotlights, a heated ladder towel rail, and a rear-facing double glazed UPVC window. The master bedroom includes a rear-facing double glazed window, a central heating radiator, and a built-in cupboard. Off the landing, the dressing room, with a front-facing double glazed window and central heating radiator, is currently used as a dressing area but could be adapted into a third bedroom. A door from the dressing room leads to bedroom two, which features a front-facing double glazed window and a central heating radiator.

## Outside

The property's front elevation offers a block-paved driveway, providing convenient off-street parking and leading to the front entrance and a side passageway for easy access to the rear garden. The rear garden boasts a patio area, perfect for outdoor seating and relaxation, with a generous lawn area that enjoys enclosure from timber fencing and mature hedgerow, creating a sense of privacy and charm.



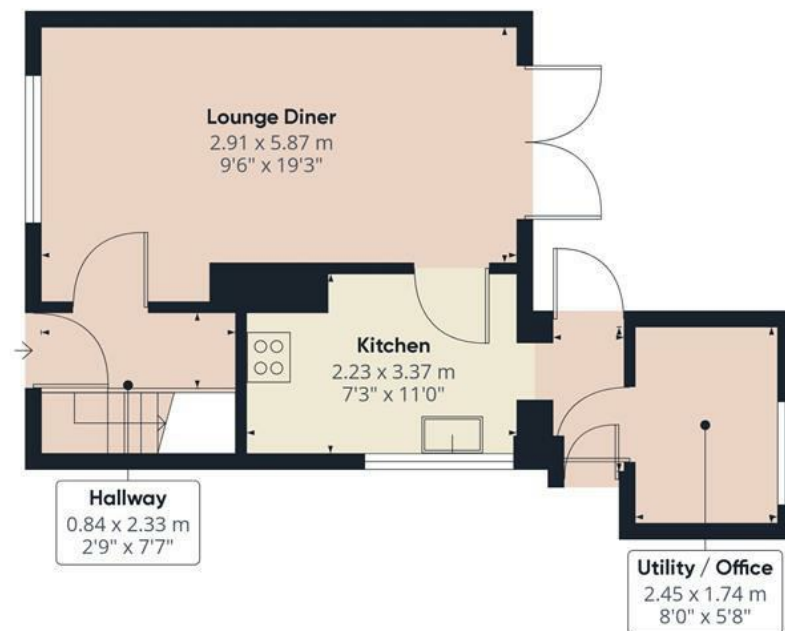












Floor 0

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

63.67 m<sup>2</sup>

685.34 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

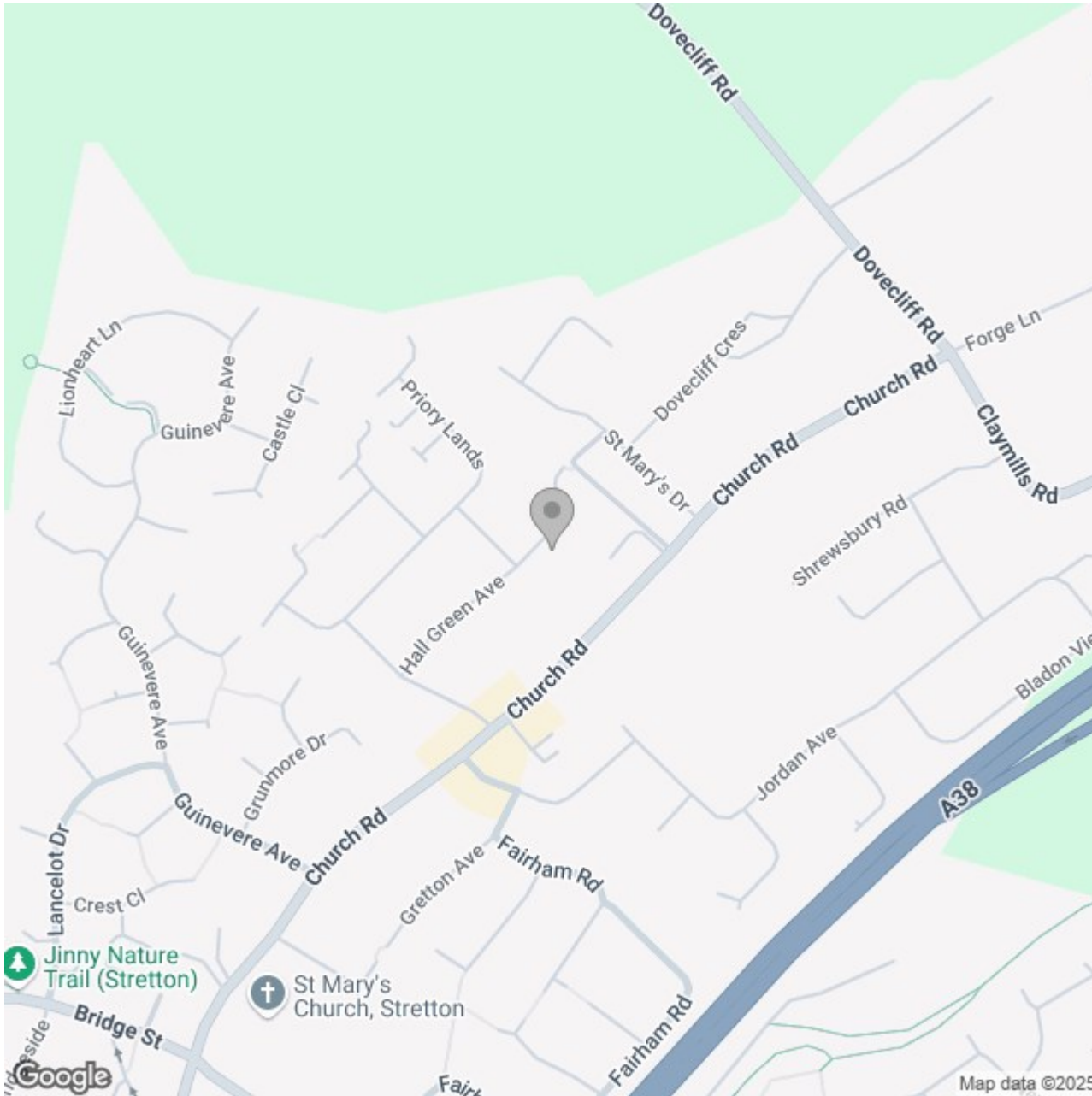
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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>		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 