





A beautifully presented detached property situated in a quiet cul-de-sac location, featuring UPVC double-glazed windows, a gas central heating system, and versatile living accommodation.

The property includes a welcoming porch, lounge with a feature fireplace, dining room, conservatory, and a fitted kitchen. Upstairs, there are three well-proportioned bedrooms, with the master benefitting from an en-suite shower room, and a family bathroom.

Externally, the home boasts ample parking to the front, a single garage, and an enclosed rear garden with multiple seating areas.



## Accommodation

### Ground Floor

The property welcomes you into a porch, leading into a spacious lounge with a feature fireplace housing a living flame coal-effect gas fire, creating a cosy atmosphere. From the lounge, access leads to the dining room, which opens to the conservatory with tiled flooring and double doors leading to the garden. The kitchen is fitted with matching wall-mounted and base units, work surfaces, a sink and drainer, integrated appliances including an electric oven, gas hob with extractor, and space for additional appliances. An inner hallway provides access to the stairs, a convenient cloakroom with a low-level WC and wash hand basin, and the garage.

### First Floor

The first-floor landing offers loft access and an airing cupboard. The master bedroom overlooks the rear garden and includes built-in wardrobes and an en-suite shower room with a low-level WC, wash hand basin, and shower cubicle. The second bedroom is a generously sized double room with a front-facing window, while the third bedroom, also front-facing, serves as a comfortable single room or home office. The family bathroom is fitted with a panel-enclosed bath, wash hand basin, and low-level WC.

### Outside

The front of the property provides ample off-road parking, and access to a single garage with an up-and-over door. A side gate leads to the enclosed rear garden, which features a paved patio area, a lawned section, and a slate seating area, making it ideal for relaxation or entertaining.

















Floor 0



Floor 1

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

98.72 m<sup>2</sup>  
1062.6 ft<sup>2</sup>

**Reduced headroom**

0.24 m<sup>2</sup>  
2.59 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

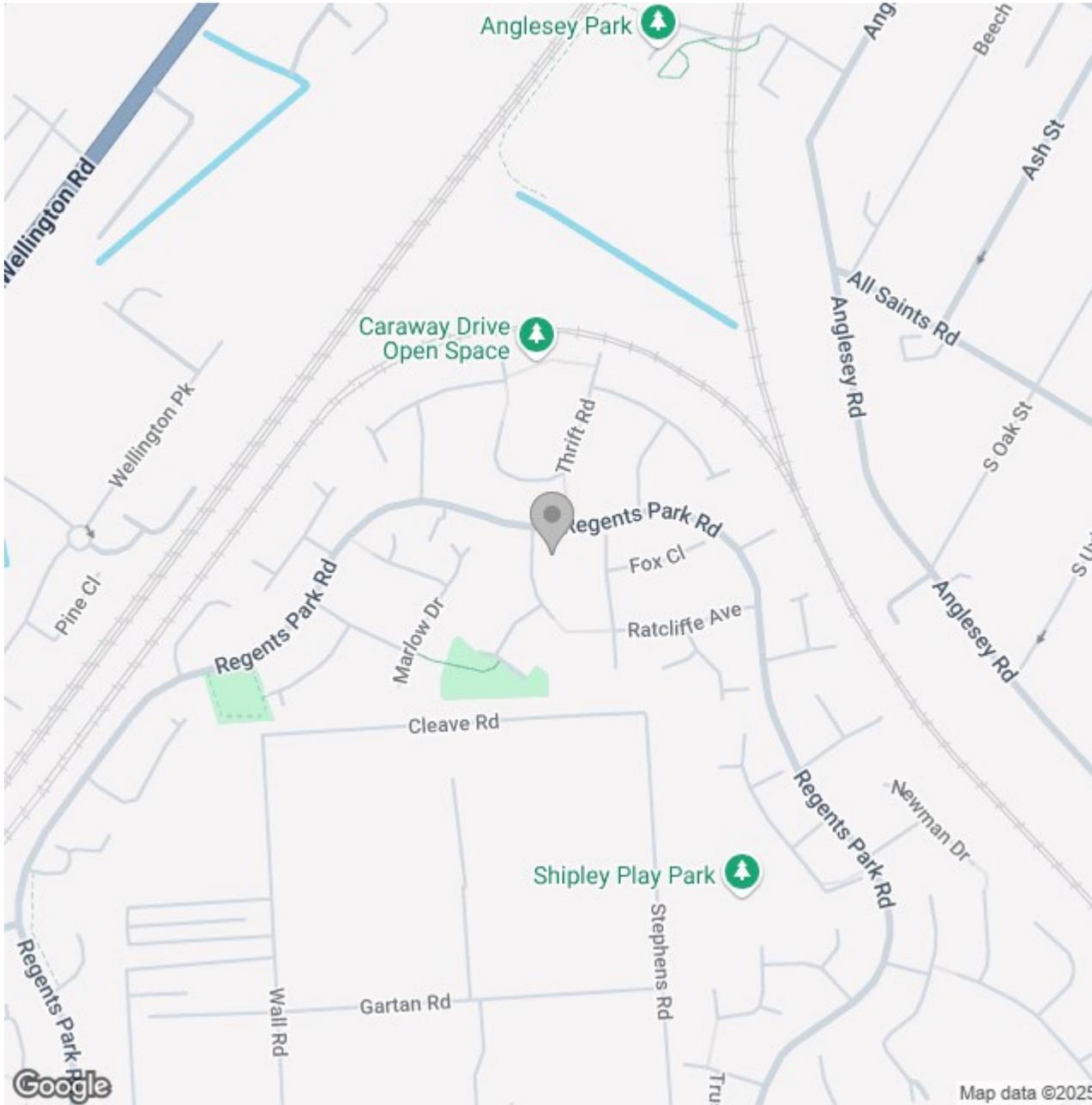
..... Below 1.5 m/5 ft

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>                            |                            | <b>84</b>   |
| (69-80) <b>C</b>                            | <b>69</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<br>2002/91/EC |  |