







A beautifully presented two-bedroom semi-detached property offering off-street parking via a front driveway. Immaculately maintained throughout, the home features a spacious living room, a modern kitchen-diner, two double bedrooms, and a family bathroom with a three-piece suite. Outside, the property boasts a low-maintenance rear garden, making it an ideal home for first-time buyers or downsizers alike.





## Accommodation

The property is accessed via a front entrance door leading into a welcoming hallway, with doors to the WC cloaks and living room. The WC cloaks features a wash hand basin with mixer tap and tiled splashback, a low-level WC, and a central heating radiator. The spacious living room offers a comfortable setting with a double-glazed window to the front elevation, a central heating radiator, an electric fire set within a feature fireplace, and an under stairs storage cupboard. Stairs rise to the first floor, while a further door leads into the kitchen diner.

The well-appointed kitchen diner boasts a range of matching wall and base units, a gas hob with a stainless steel splash back and electric extractor over, and a double electric oven below. There is space for a washing machine, fridge, freezer, and dishwasher, along with under-counter drawers and a central heating radiator. A double-glazed window overlooks the rear garden, while double-glazed French doors provide direct access to the outdoor space.

To the first floor, the landing features a loft hatch and provides access to two double bedrooms and the family bathroom. The master bedroom includes a double-glazed window, a central heating radiator, and built-in wardrobes. The second bedroom benefits from two double-glazed windows to the front elevation and a central heating radiator, offering a bright and airy space. The family bathroom is fitted with a three-piece suite, comprising a bath with mixer tap and gravity shower



over, a wash hand basin with mixer tap, a low-level WC, and a double-glazed opaque window to the side elevation.

## Outside

The front elevation of the property features a block-paved driveway providing off-street parking. To the rear, the garden is designed for low-maintenance living, with an astroturf lawn, a decked seating area complete with a pergola overhead—perfect for outdoor dining and relaxation. The garden is fully enclosed by timber fencing, offering a private and secure outdoor space.















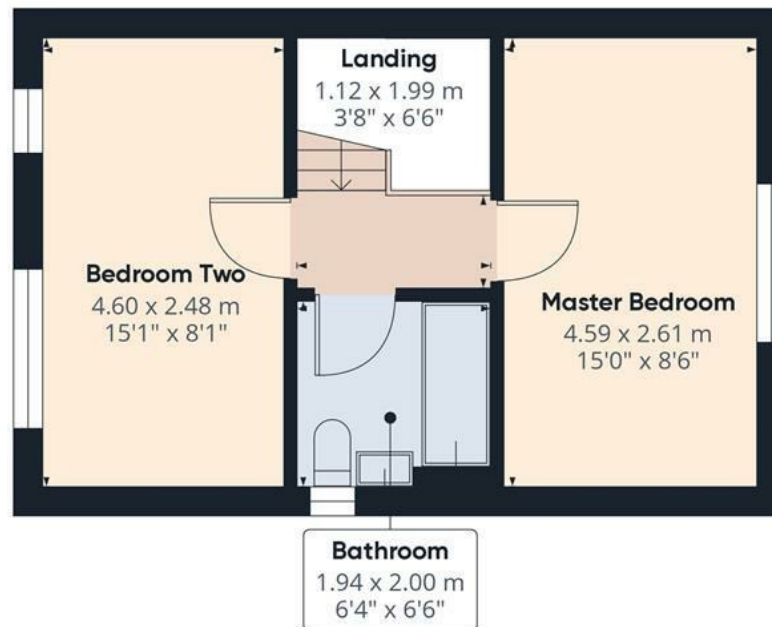








Floor 0



Floor 1

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

62.47 m<sup>2</sup>

672.42 ft<sup>2</sup>

(1) Excluding balconies and terraces.

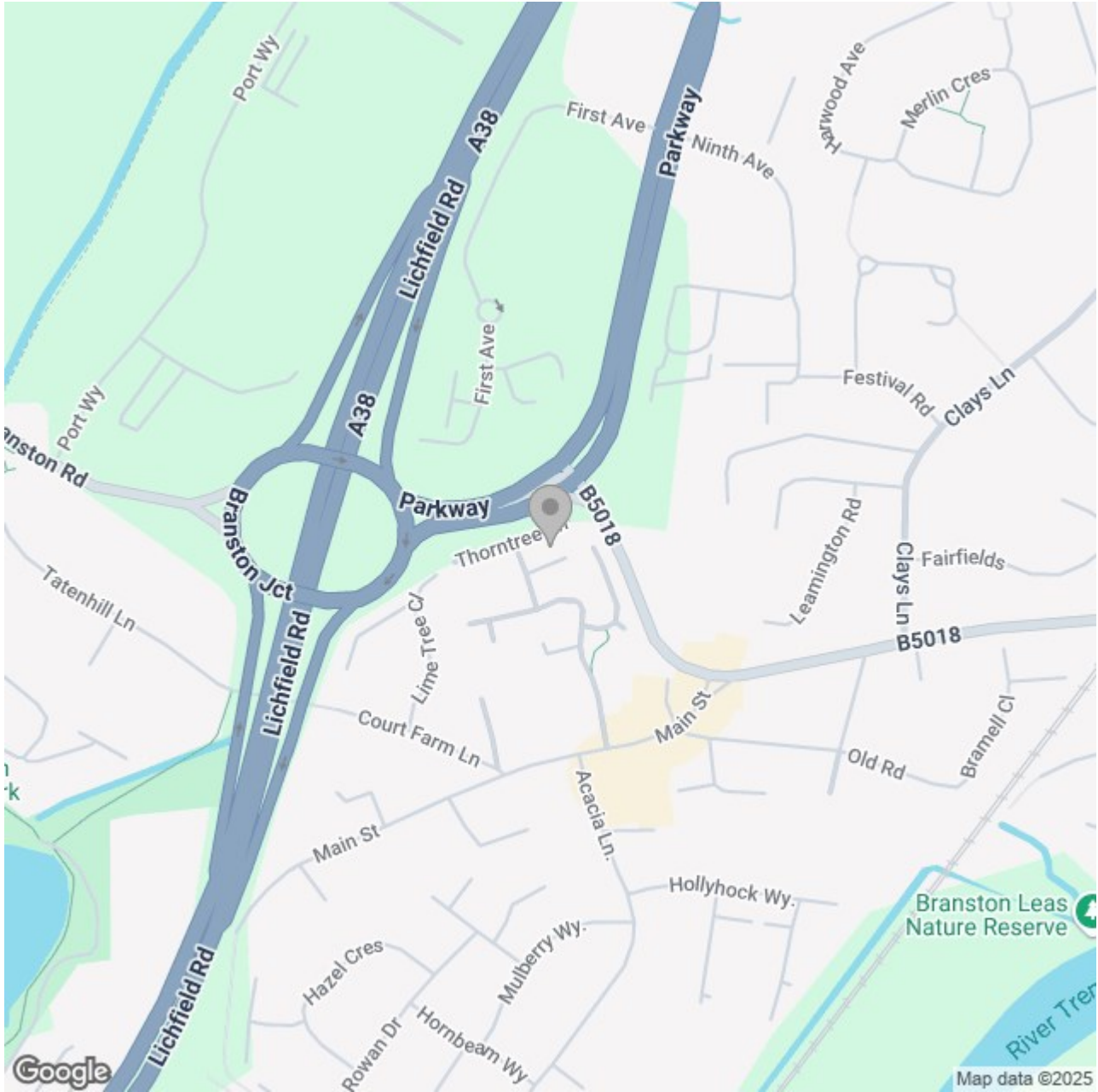
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	82	
(81-91) B		
(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 