







This beautifully extended four-bedroom semi-detached home is situated in a popular location, offering excellent access to local amenities and transport links. The property has been significantly enhanced with a large rear extension, creating an impressive open-plan kitchen diner, perfect for modern family living. Complementing this are two generous reception rooms, providing versatile living and entertaining space. The well-proportioned bedrooms include an attic room that offers the flexibility to be used as a fourth bedroom, home office, or additional living space. The master bedroom benefits from its own en-suite, while a stylish family bathroom serves the remaining bedrooms. Externally, the property boasts ample off-street parking to the front, adding to its convenience. Well-presented throughout, this fantastic home is ready to move into and ideal for a growing family.





## Accommodation

Entering through a composite front door, you are welcomed into an entrance porch with a central heating radiator and double-glazed windows, providing a bright and practical space before stepping into the main home. A further door leads into the entrance hallway, which is warmed by a central heating radiator and provides access to the principal ground-floor rooms, with stairs rising to the first floor.

To the left, a versatile reception room is currently used as a home office, featuring a double-glazed window to the front elevation, a built-in sliding storage cupboard, and a central heating radiator. To the right, the convenient WC cloaks is fitted with a low-level WC, a wash hand basin, a heated ladder towel rail, and a double-glazed window to the side elevation.

Straight ahead, the heart of the home unfolds into the impressive kitchen diner, a stylish and well-equipped space with a range of matching wall and base units, complemented by under-counter drawers for additional storage. A one-and-a-half bowl sink with a mixer tap and drainer is positioned beneath a double-glazed window, while the sleek induction hob with an electric extractor, double electric ovens, and space for a fridge freezer complete the modern design. A double-glazed door provides convenient side access, and the tiled flooring enhances the practical yet sophisticated feel of the room. The dining area offers ample space for a family dining table, perfect for entertaining.



Bi-folding internal doors seamlessly connect the kitchen diner to the spacious living room, a wonderfully inviting space featuring double-glazed French doors that open onto the rear garden, allowing natural light to flood the room. A central heating radiator ensures comfort, making this an ideal area for relaxation and social gatherings.

Ascending to the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom. The third bedroom is a comfortable single room with a central heating radiator and a double-glazed









window to the side elevation. The family bathroom is fitted with a modern three-piece suite, including a bath with a mixer tap and handheld shower attachment, a wash hand basin with a mixer tap, a low-level WC, and a double-glazed window to the front elevation.

The master bedroom is a generous double, featuring a central heating radiator, a double-glazed window to the rear elevation, and the added benefit of an en-suite shower room. The en-suite is well-appointed with a large shower cubicle with a gravity-fed shower, a wash hand basin with a mixer tap, a low-level WC, and a double-glazed window to the rear elevation.



The second bedroom is also a spacious double, complete with a central heating radiator and a double-glazed window to the front elevation. A doorway from the landing provides access to a staircase leading up to the second floor, where the attic bedroom is located. This versatile space is flooded with natural light from a rear-facing double-glazed window and a skylight, while central heating radiators ensure warmth throughout. With the added benefit of eaves storage, this room is perfect as a bedroom, hobby space, or additional living area, as currently utilised by the owners.



The front elevation of the property boasts a driveway providing ample off-street parking, with convenient side access leading to the rear. To the rear, the property enjoys a generously sized, well-maintained lawned garden, offering plenty of space for outdoor activities. A pathway runs along the side, while a dedicated patio area provides the perfect spot for outdoor seating and alfresco dining. The entire garden is enclosed by a timber fence.





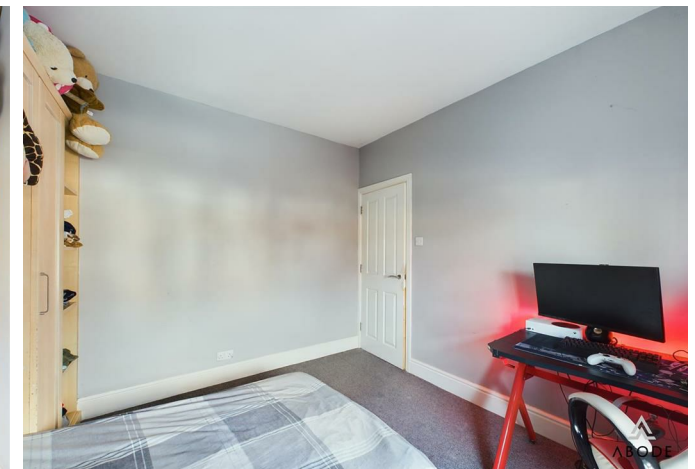
















Floor 0



Floor 1



Floor 2



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

151.28 m<sup>2</sup>

1628.37 ft<sup>2</sup>

**Reduced headroom**

10.81 m<sup>2</sup>

116.4 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.

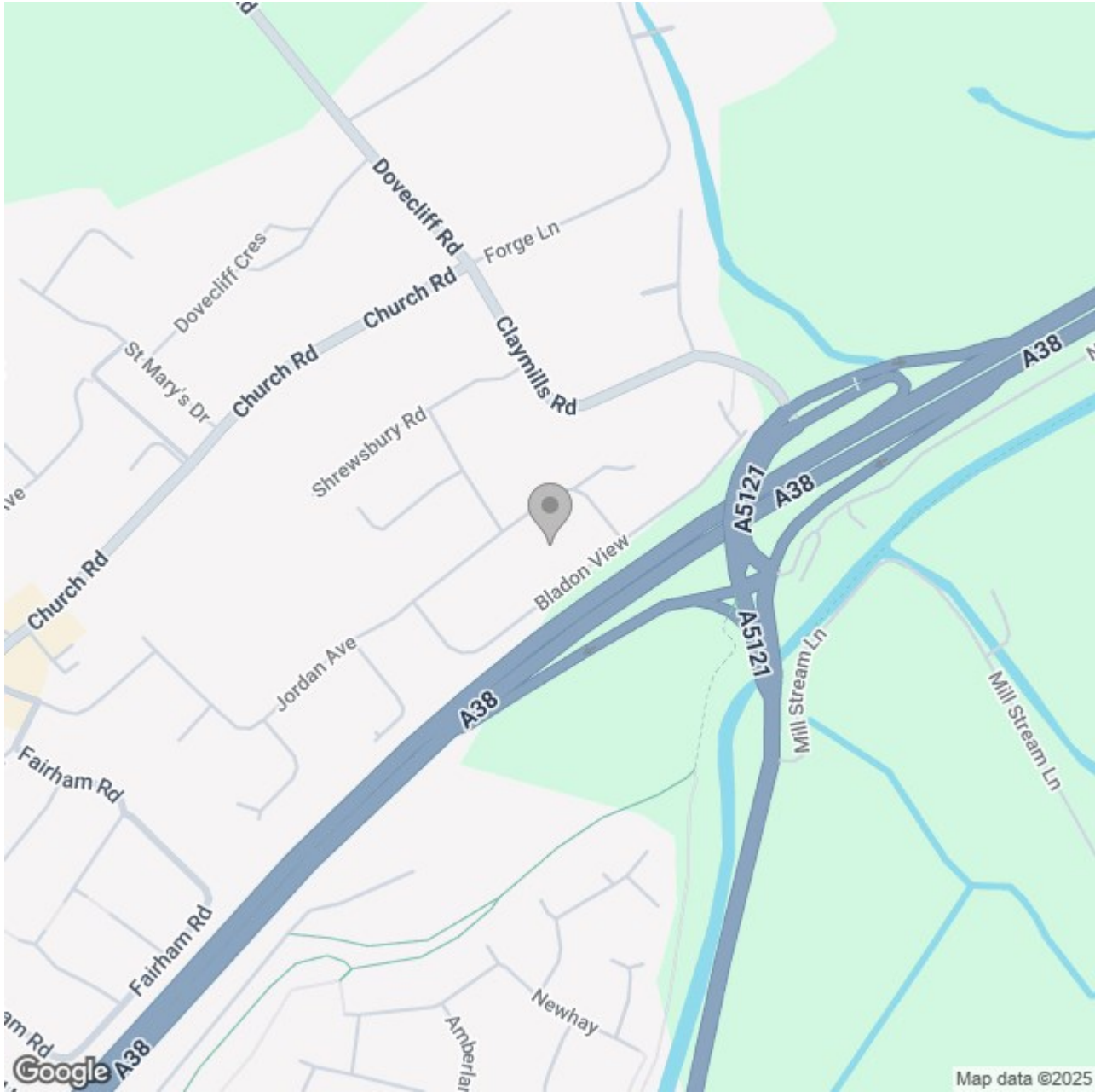
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**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		

England & Wales

EU Directive 2002/91/EC 