





This beautifully extended home blends modern living with traditional charm, occupying a generous 0.16-acre plot on Holly Road. With off-road parking and a relaid front driveway, a detached garage, and easy access to the town centre's amenities, it offers both convenience and character.

The original stained-glass front door opens to a welcoming hallway with understairs storage. At the heart of the home, the open-plan kitchen diner features exposed timber flooring, a bay window, and a brick chimney breast with a log burner. The stylish kitchen includes granite worktops, a breakfast bar, integrated appliances, and a five-ring gas hob. A side lobby leads to a laundry area, guest WC, and the extended lounge, which boasts bi-folding doors to the expansive rear garden.

Outside, the incredibly generous 0.16-acre garden offers a perfect balance of lawn and patio space, ideal for relaxing or entertaining. Mature hedging provides privacy, while the block-paved driveway leads to a detached garage with power and storage.

This stunning home offers the perfect blend of character, space, and contemporary comfort.



## Hallway

Featuring an original stained-glass front entry door leading into the space, with a UPVC double-glazed window to the side elevation. A staircase rises to the first-floor landing, incorporating a useful understairs storage cupboard housing the Worcester Bosch combination central heating gas boiler. Additional features include an alarm system unit, carbon monoxide detector, coat hooks, LVT herringbone-style flooring throughout, a central heating radiator, a smoke alarm, and panelled doors leading to:

## Inner Hallway

With a UPVC double-glazed side entry door and a cupboard providing space for white goods. Additional features include a central heating radiator, ceiling spotlights, and an internal panelled door leading to:

## Cloaks/W.C.

Featuring LVT herringbone flooring throughout, a low-level WC with a continental flush, a wash hand basin with a mixer tap and tiled splashback, an extractor fan, a central heating radiator, and ceiling spotlights.







### Kitchen/Diner

Boasting timber-panelled flooring throughout, the kitchen is fitted with a range of matching base and eye-level storage cupboards and drawers, complemented by granite drop-edge preparation work surfaces. Integrated appliances include a five-ring stainless steel gas hob with a built-in extractor and exposed timber mantle, an oven, a grill, a stainless steel sink with an inset drainer, a dishwasher, and a fridge freezer. Ceiling spotlights provide additional illumination.

A UPVC double-glazed bay window to the front elevation, fitted with built-in shutter blinds, enhances the dining area. Timber-panelled flooring continues throughout, with a focal point cast-iron log-burning fireplace set against an exposed brick backing and a tiled hearth. A central heating radiator completes the space.

### Extended Lounge

Featuring a set of aluminium double-glazed bi-folding doors with built-in blinds to the rear elevation. Exposed beamwork, a TV aerial point, and a central heating radiator add character and functionality.

### Landing

With a UPVC double-glazed window to the side elevation, a smoke alarm, access to the loft space, and original panelled doors leading to:

### Bedroom One

Featuring a UPVC double-glazed bay window to the front elevation and a central heating radiator.

### Bedroom Two

With a UPVC double-glazed window to the rear elevation and a central heating radiator.

### Bedroom Three

Featuring a UPVC double-glazed window to the front elevation and a central heating radiator.

### Family Bathroom

With a UPVC double-glazed frosted glass window to the side elevation, the bathroom comprises a three-piece suite, including a low-level WC with a continental flush, a wash basin with a mixer tap, and a bath with a waterfall showerhead and glass screen. Complementary tiling extends across both the floor and walls. Additional features include a heated towel radiator, a shaving point, ceiling spotlights, and an extractor fan.

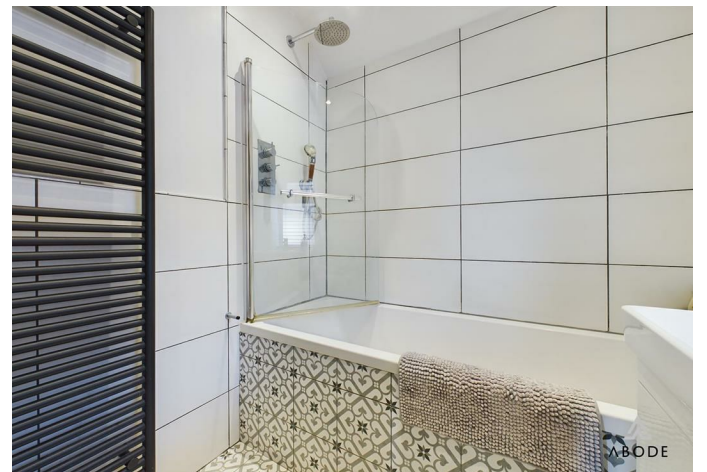
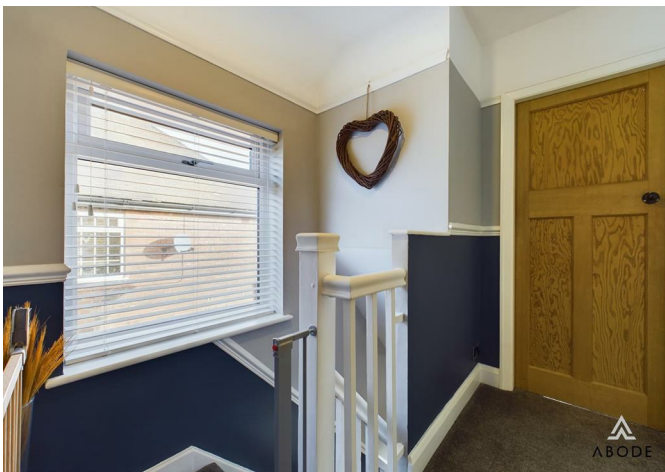
### Outside

Set on an impressive 0.16-acre plot, this home boasts a generous and well-maintained outdoor space. The expansive rear garden features a large paved patio, perfect for entertaining, leading to a beautifully established lawn with mature hedging and well-stocked borders that offer privacy and tranquility.

At the front, a spacious block-paved driveway, providing ample off-road parking. Timber double gates lead to the side of the property, where a detached garage offers additional parking, storage, and power supply, with folding doors and a partitioned room suitable for a variety of uses to a discerning buyer, with double doors opening out onto the garden.

This outdoor space is ideal for those who appreciate a private yet spacious setting, perfect for family life or entertaining.









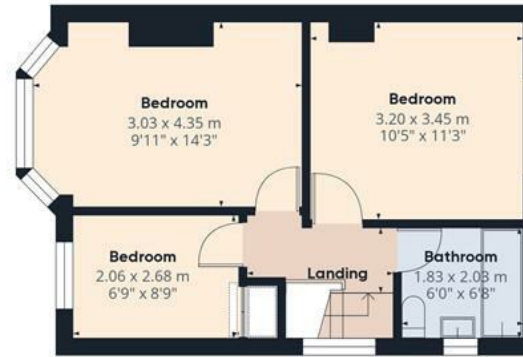








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

121.55 m<sup>2</sup>

1308.35 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.

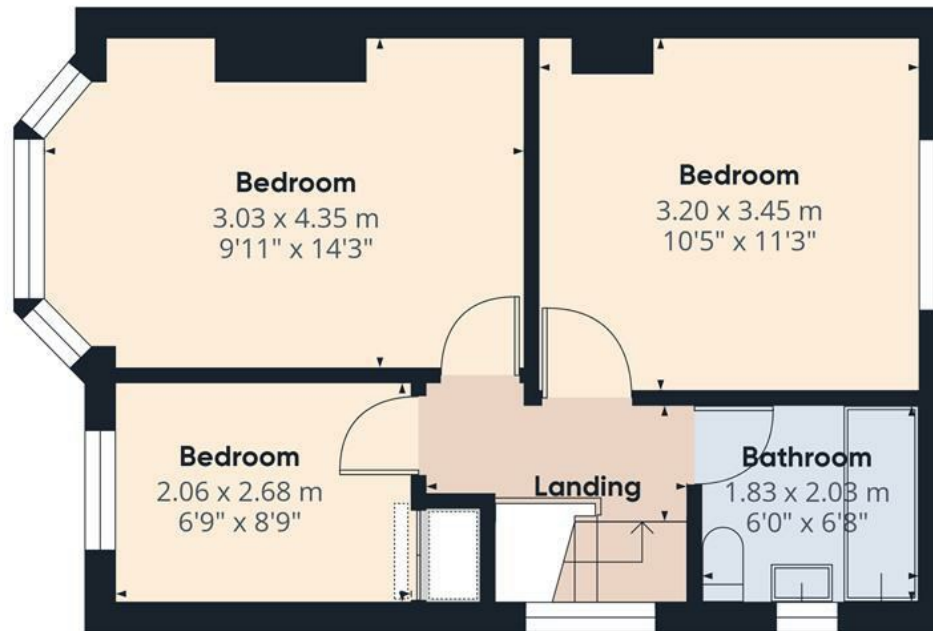
**GIRAFFE360**



Floor 0 Building 1

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

95.18 m<sup>2</sup>  
1024.51 ft<sup>2</sup>



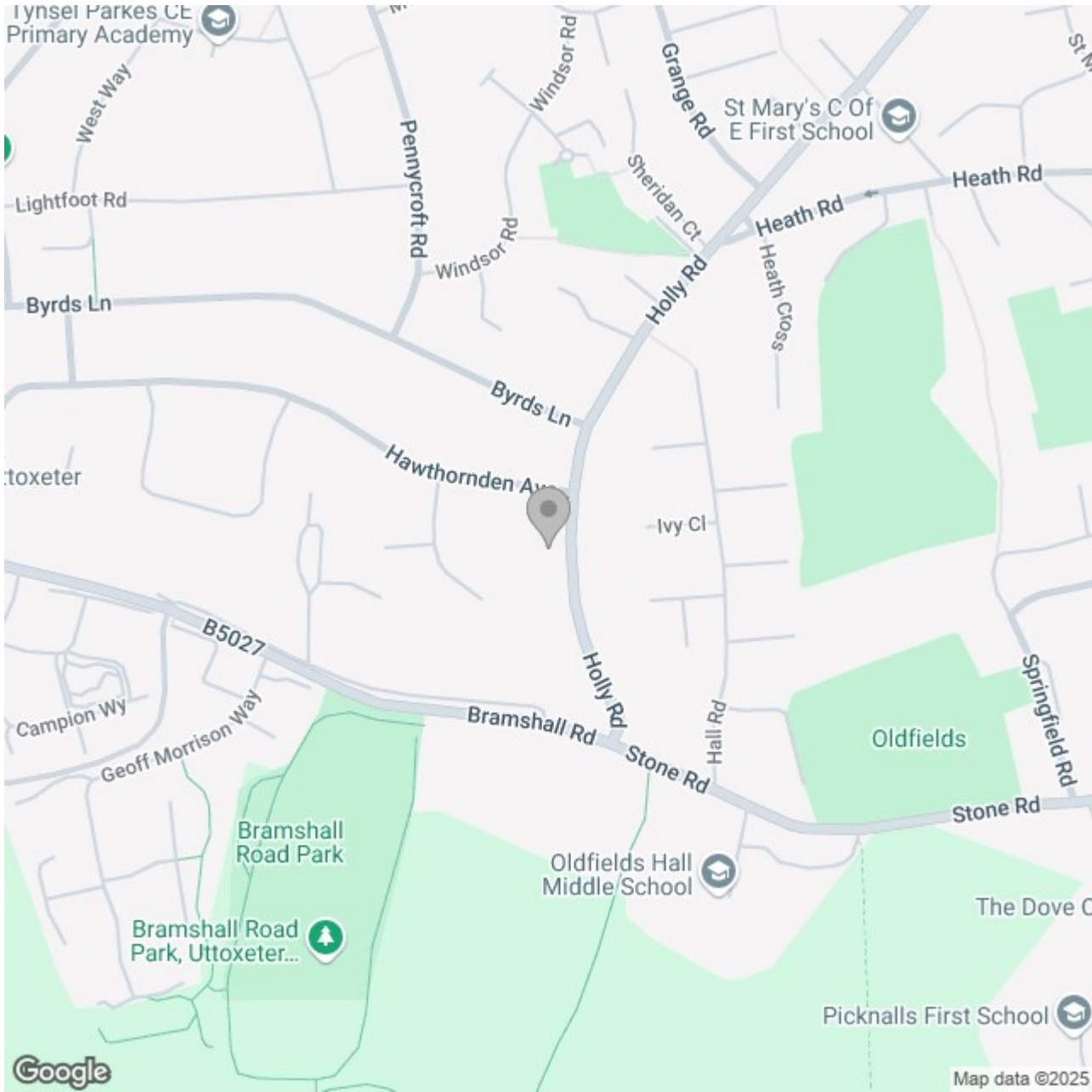
Floor 1 Building 1

(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 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>		<b>81</b>
(69-80) <b>C</b>	<b>70</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	