







This three-bedroom semi-detached house, situated in a cul-de-sac, has been extended at the rear to provide additional living space. Featuring double glazing, and gas-fired radiator central heating, the property offers fantastic living space in a peaceful location.

Upon entering, the hallway includes a central heating radiator, a smoke alarm, and a useful under-stairs storage cupboard, with a staircase leading to the first floor. The ground floor comprises a cloakroom with a WC and washbasin, a spacious lounge with an open fireplace and an archway leading to the dining area, and a recently refitted kitchen with modern appliances, granite work surfaces, and access to the rear garden.

Upstairs, the landing leads to three well-proportioned bedrooms. The bathroom is fitted with a three-piece suite, including a bath with a waterfall showerhead, a pedestal wash basin, and a WC, complemented by tiled walls and a heated towel radiator.

Outside, the property benefits from a wide tarmac parking area leading to an integral garage, as well as side access to the rear garden, which features a patio, lawn, and garden store.

Viewing by appointment only.





### Hallway

The hallway features a PVC door leading into the space, with a central heating radiator. A dog-leg staircase rises to the first-floor landing and includes a useful under-stairs storage cupboard. Additional features include a smoke alarm, a telephone point, and internal doors leading to the following rooms:

### Cloakroom/W.C.

The cloakroom includes a UPVC double-glazed frosted window to the side elevation, with PVC panelling on the walls. It is fitted with a low-level WC, a built-in wash hand basin with a mixer tap, and a chrome heated towel radiator.

### Lounge

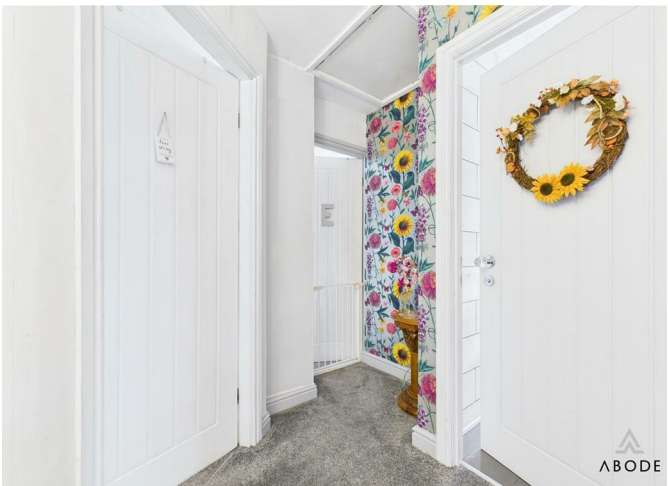
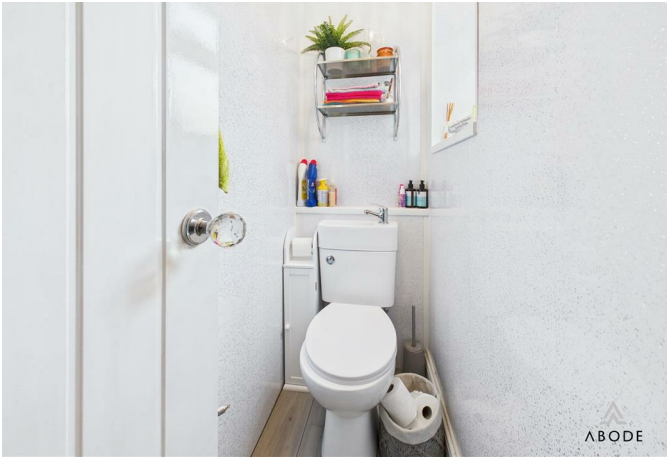
The lounge offers a welcoming atmosphere with the focal point being an open fireplace, featuring a timber Adam-style surround, a tiled hearth, and a Victorian-style backing. Additional features include a TV aerial point, a smoke alarm, and a central heating radiator. An opening leads to the:

### Dining Room

The dining area features a set of UPVC double-glazed sliding doors, which open to the rear elevation. It also includes a central heating radiator.











## Kitchen

The kitchen is equipped with two UPVC double-glazed windows to both the rear and side elevations. It has been recently refitted and includes a range of matching base and eye-level storage cupboards and drawers, complemented by granite drop-edge preparation work surfaces and surrounding tiling. Integrated appliances include a one-and-a-half stainless steel sunken sink with a carved inset drainer and a mixer tap, a four-ring electric hob with a stainless steel extractor hood, an oven/grill, and plumbing for additional freestanding under-counter white goods. A UPVC double-glazed frosted door leads to the side elevation. There is also a smoke alarm.

## Landing

The landing features a smoke alarm and a UPVC double-glazed window to the front elevation. Access to the loft space is available via a loft hatch, and internal doors lead to the following rooms:

## Bedroom One

This bedroom includes a UPVC double-glazed window to the rear elevation, a central heating radiator, and a range of built-in fitted wardrobes, a dressing table, and overhead storage.

## Bedroom Two

Bedroom 2 features a UPVC double-glazed window to the rear elevation, a TV aerial point, and a central heating radiator.

## Bedroom Three

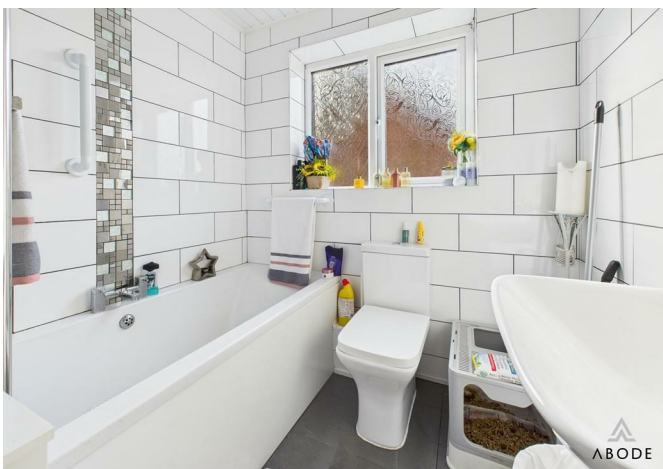
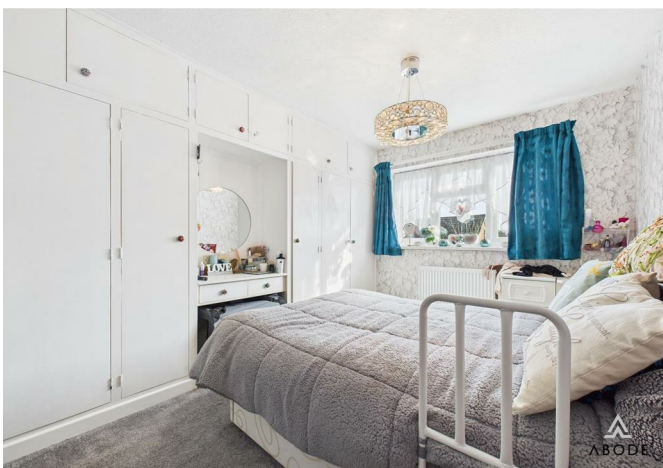
This room includes a UPVC double-glazed window to the front elevation, a TV aerial point, and a central heating radiator.

## Bathroom

The bathroom is fitted with a three-piece suite, which includes a low-level WC, a bath unit with a glass screen and waterfall showerhead, and complementary tiling to the walls. A pedestal wash hand basin with a mixer tap is also included, along with a chrome heated towel radiator and an extractor fan. There is a UPVC double-glazed frosted window to the side elevation.

## Garage

Which is where the gas central heating boiler is located, and with double doors to the front elevation and window to side.







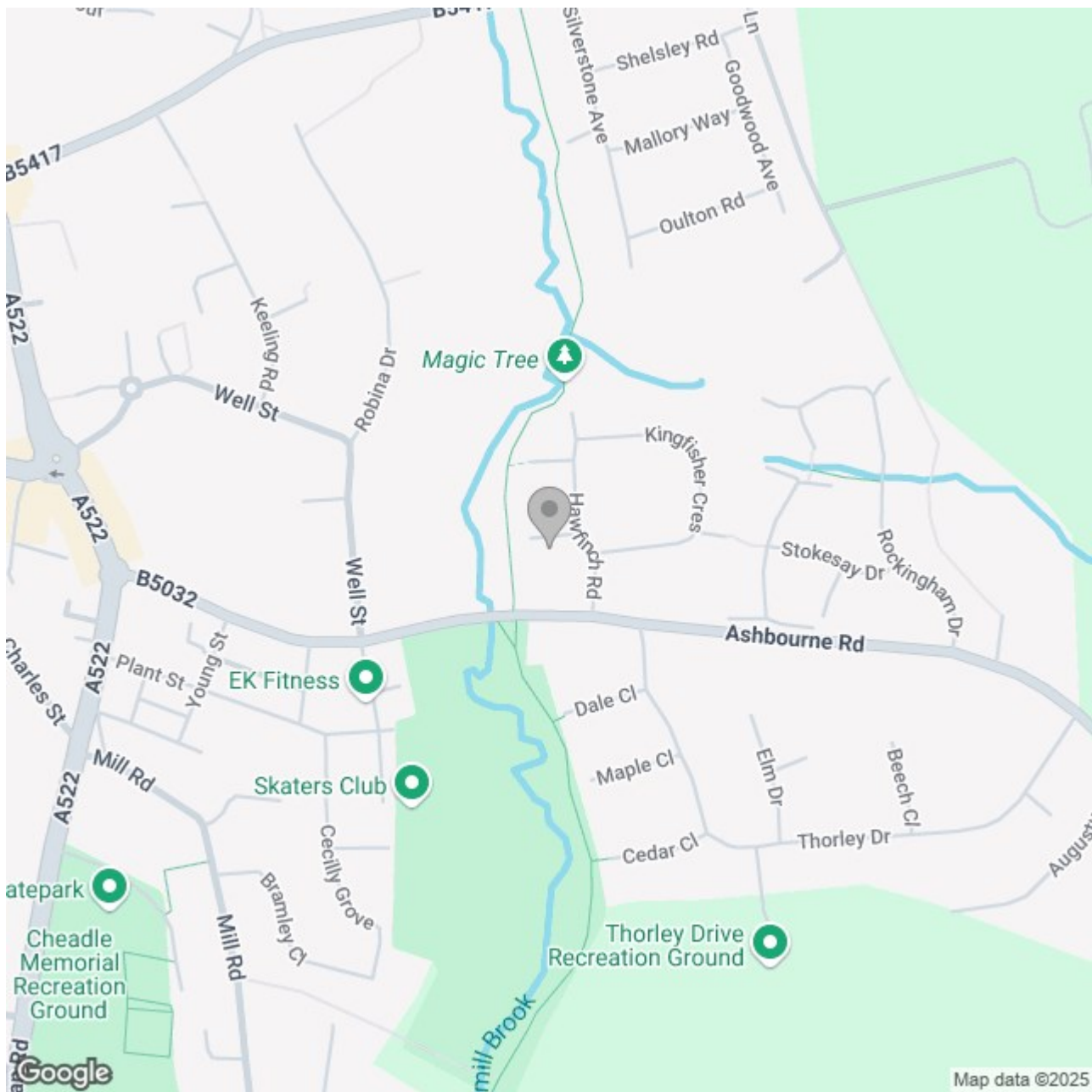












## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>68</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 