





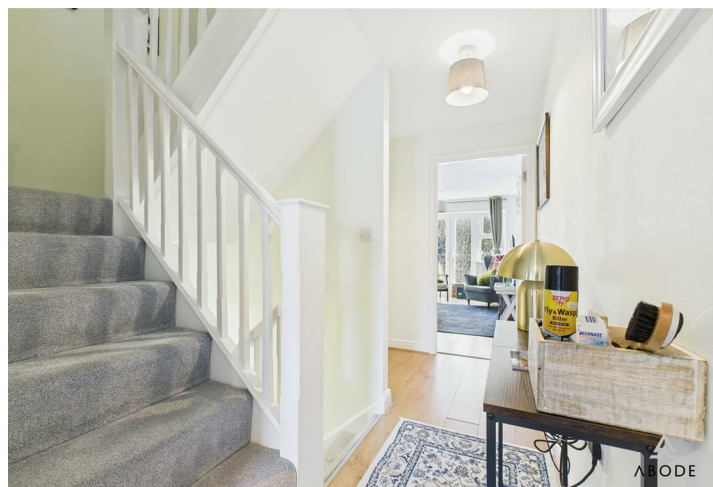


A versatile three-bedroom home located in a modern cul-de-sac, complete with a garage and parking. The property offers three well-proportioned bedrooms, a spacious kitchen diner, and gas central heating.

The accommodation briefly comprises:

On the upper ground floor, a bedroom/study, WC/cloaks, and a living room. The lower ground floor features a generous kitchen diner and a utility room. The first floor includes two double bedrooms and a family bathroom.

Viewing is highly recommended and strictly by appointment only.





## Accommodation

Leading through a front entrance door into:

### Entrance Hall

A welcoming hallway with a central heating radiator, consumer unit, smoke alarm and access to the lounge, WC, and third bedroom/study.

### Lounge

A bright and inviting living space with a central heating radiator, laminate flooring, and UPVC French patio doors opening onto a Juliet balcony.

### W/C

Fitted with a low-level WC, extractor fan, pedestal wash hand basin and central heating radiator.

### Bedroom Three/Study

A versatile room with a window overlooking the front elevation and a central heating radiator.

### Stairs

Leading down to:

### Kitchen/Diner

A spacious kitchen diner featuring matching wall and base units, roll-edge laminate countertops, a single bowl sink with mixer tap and drainer, and an integrated electric oven with a four-ring gas hob and extractor hood. UPVC French doors lead to the rear garden.

### Utility

Providing additional storage, space for white goods, a single bowl sink with mixer tap, and a central heating radiator.



### First Floor Stairs

Loft space insulated and half boarded with pull down ladder and is also where the combi boiler is located (installed in 2021, internal doors lead to:

### Master Bedroom

A well-sized double bedroom with a window overlooking the rear elevation and a central heating radiator.

### Bedroom Two

A second double bedroom with a window to the front elevation and a central heating radiator.









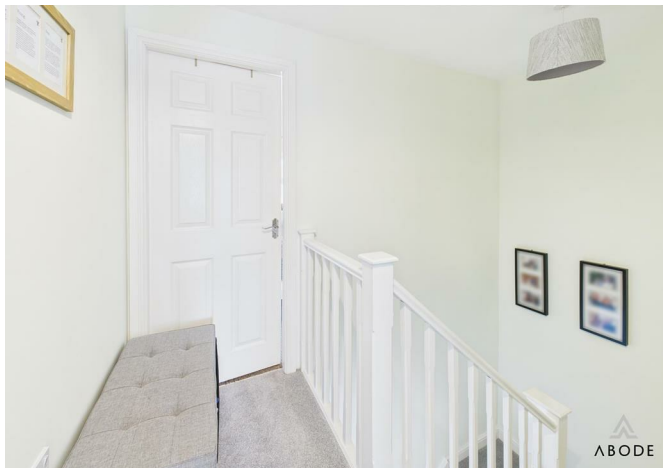


## Bathroom

Fitted with a modern three-piece suite comprising a low-level WC, pedestal wash basin with mixer tap, a bath with a rainfall shower overhead, fully tiled walls and flooring, extractor fan and a heated towel rail.

## Outside

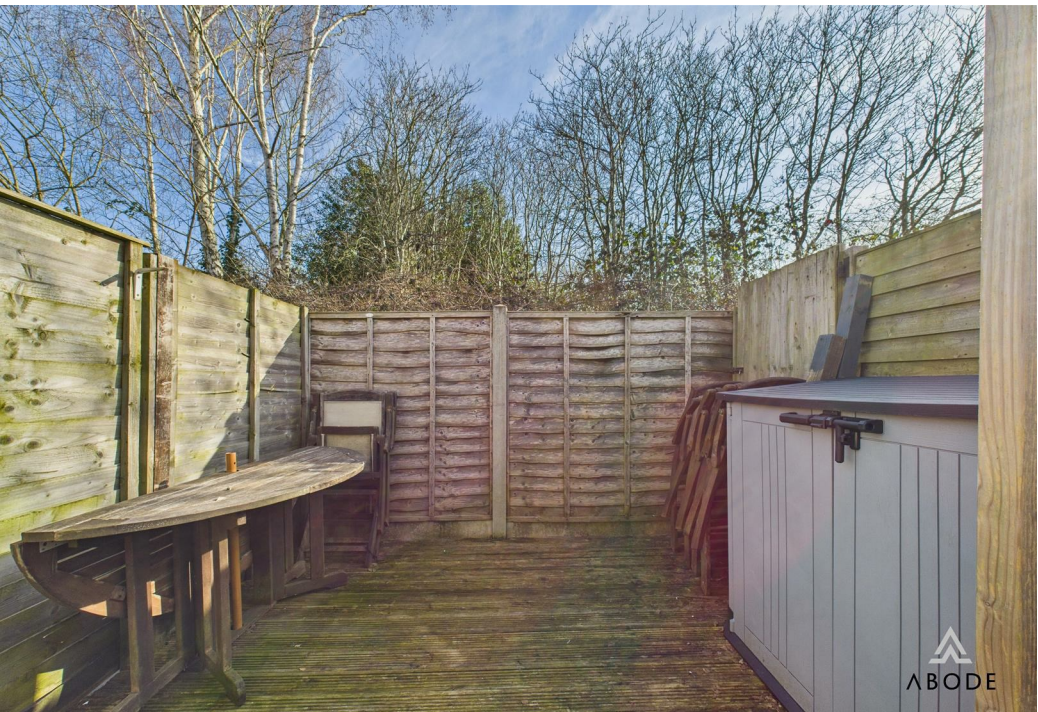
The rear garden is designed for low maintenance, featuring a patio seating area, a lawn, and a garden path leading to a decked section. At the front, there is parking for one vehicle, along with a small walled fore garden. A block of four shared garages is located opposite, with an up-and-over door providing secure storage.











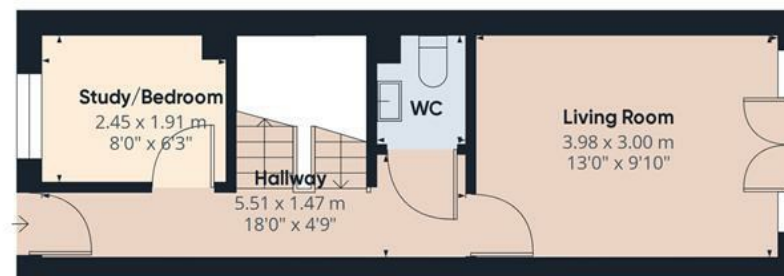




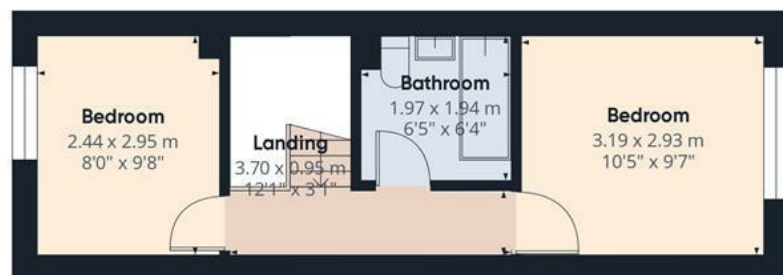




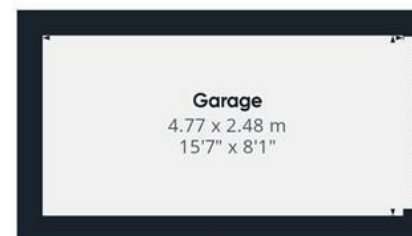
Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

89.21 m<sup>2</sup>

960.24 ft<sup>2</sup>

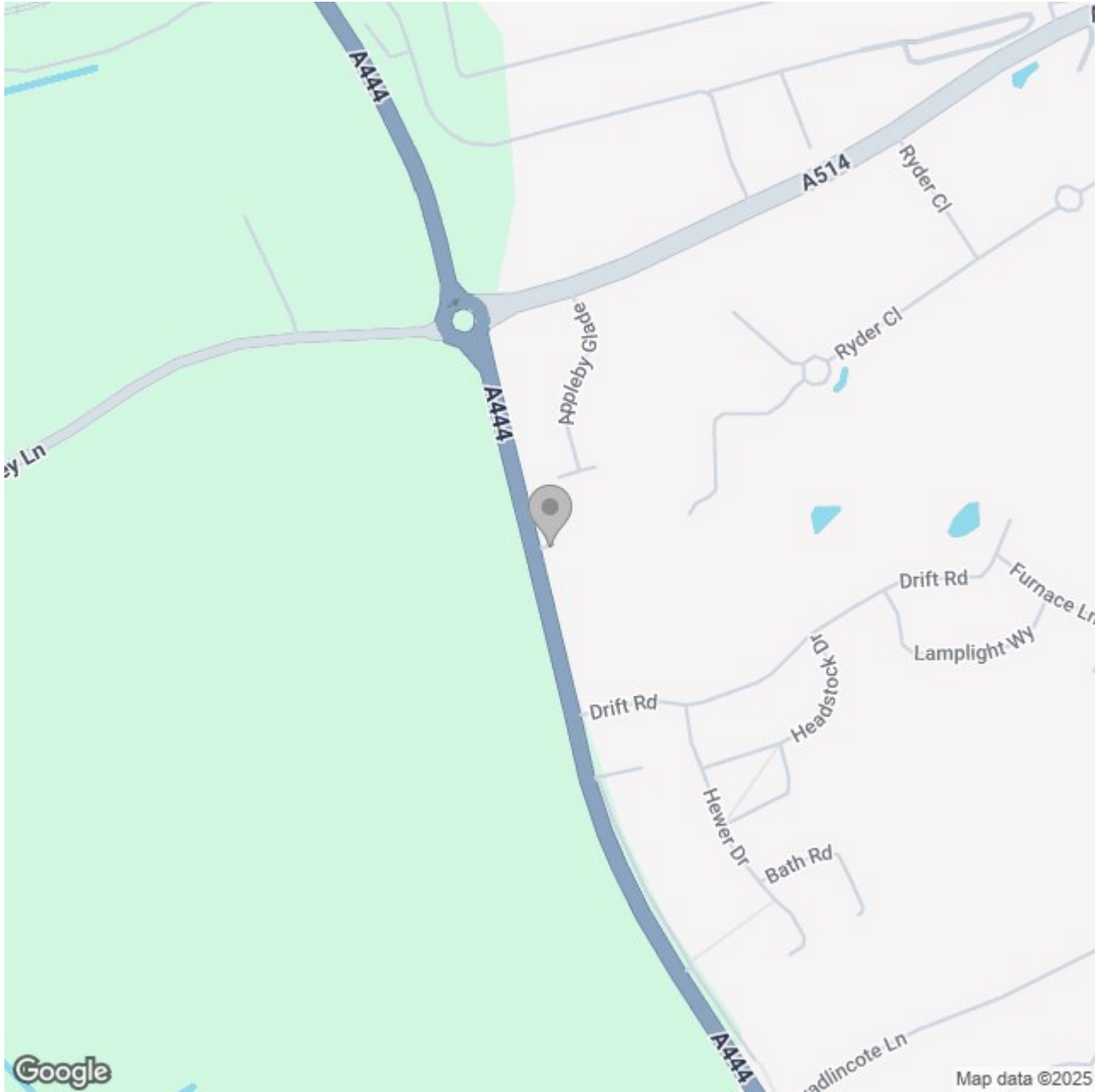
(1) Excluding balconies and terraces.

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





### 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