





This well-presented and thoughtfully upgraded home benefits from a private driveway with ample off-road parking, and a single garage. Offered with no upward chain – Ideal for First-Time Buyers, Downsizees, or Buy-to-Let Investors

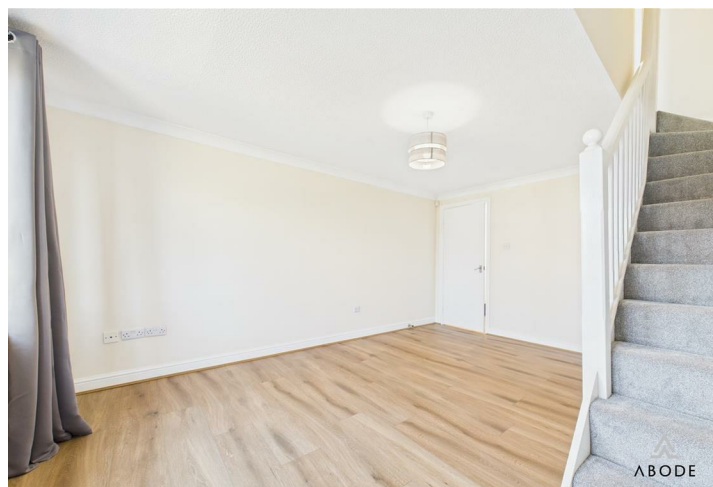
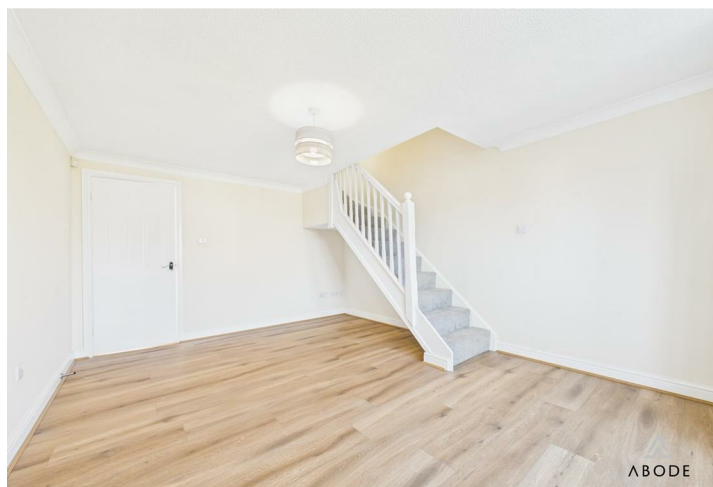
Situated within the sought-after Birdland development, the property enjoys a convenient location within walking distance of a local convenience store and offers easy access to the town centre and its full range of amenities.

Upon entering, a welcoming hallway provides access to the ground floor accommodation. The refitted kitchen is fitted with a range of base and eye-level units, a gas hob, oven, and plumbing for a washing machine. To the rear, a spacious lounge/dining room spans the full width of the property and opens onto the patio and garden.

To the first floor are two well-proportioned bedrooms and a modern bathroom, comprising a white suite with bath and shower over, wash hand basin, and low-level WC.

The rear garden is attractively landscaped, enjoying a patio with laid mainly to lawn with hedgerow providing a good degree of privacy. To the front, there is a lawned garden and a tarmac driveway leading to a single garage.

Viewing strictly by appointment only.



ABODE
SALES & LETTINGS

Hallway

Entered via a composite double-glazed front door, the hallway includes the consumer unit, alarm system control panel, central heating radiator, thermostat, and doorbell chime. Internal doors provide access to the kitchen, lounge/diner, and other ground floor areas.

Kitchen

Featuring a UPVC double-glazed window to the front elevation, the spacious and recently re-fitted kitchen offers a range of matching base and eye-level units with drop-edge preparation work surfaces and complementary tiled surrounds. Integrated appliances include a four-ring stainless steel gas hob with a matching extractor hood, oven/grill, and a stainless steel sink and drainer unit with mixer tap. There is also plumbing and space for freestanding white goods. Additional warmth is provided by a kickboard electric fan heater.

Lounge/Diner

A bright and well-presented living space with a UPVC double-glazed window to the rear elevation, central heating radiator, newly laid panelled flooring, TV aerial point, and telephone point. A composite double-glazed door leads out to the rear patio. The staircase to the first floor, finished with newly fitted carpet, rises from this room.

Landing

With a ceiling-mounted smoke alarm and internal doors leading to the bedrooms and bathroom.



Bedroom One

A generously sized room with a UPVC double-glazed window overlooking the rear elevation, central heating radiator, and a range of built-in wardrobes incorporating hanging rails, shelving, and base-level drawers.

Bedroom Two

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







Bathroom

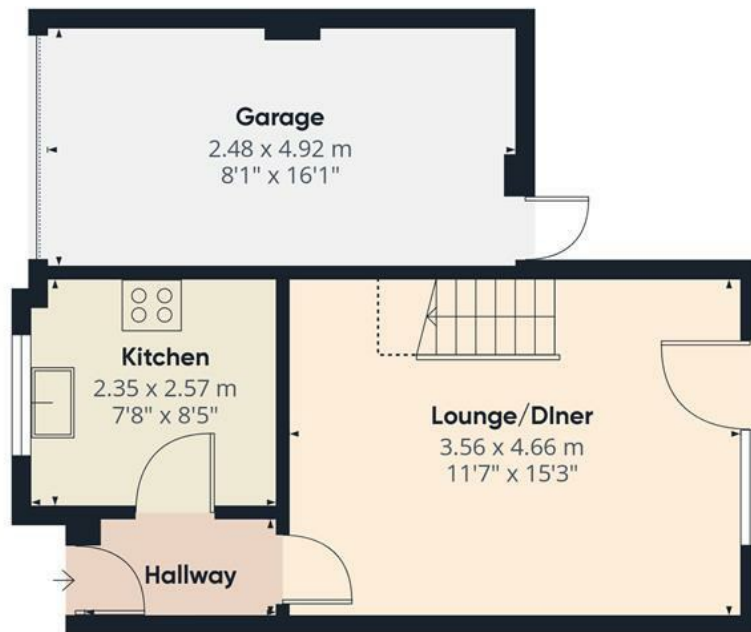
Fitted with a UPVC double-glazed frosted window to the front elevation, the bathroom features a three-piece suite comprising a low-level WC, pedestal wash hand basin, and bath unit with a glass screen and shower over. The suite is complemented by tiled surrounds. Additional features include a central heating radiator, extractor fan, shaving point, and an airing cupboard housing the Worcester Bosch gas central heating boiler.

Garage

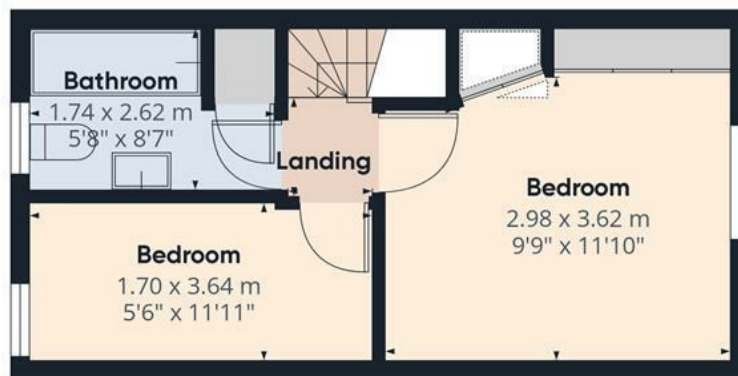
Accessed via an up-and-over door to the front and a patio door to the rear, offering both secure parking and potential for additional storage or utility use.







Floor 0



Floor 1



Approximate total area⁽¹⁾

60.51 m²

651.33 ft²

Reduced headroom

1.26 m²

13.52 ft²

(1) Excluding balconies and terraces

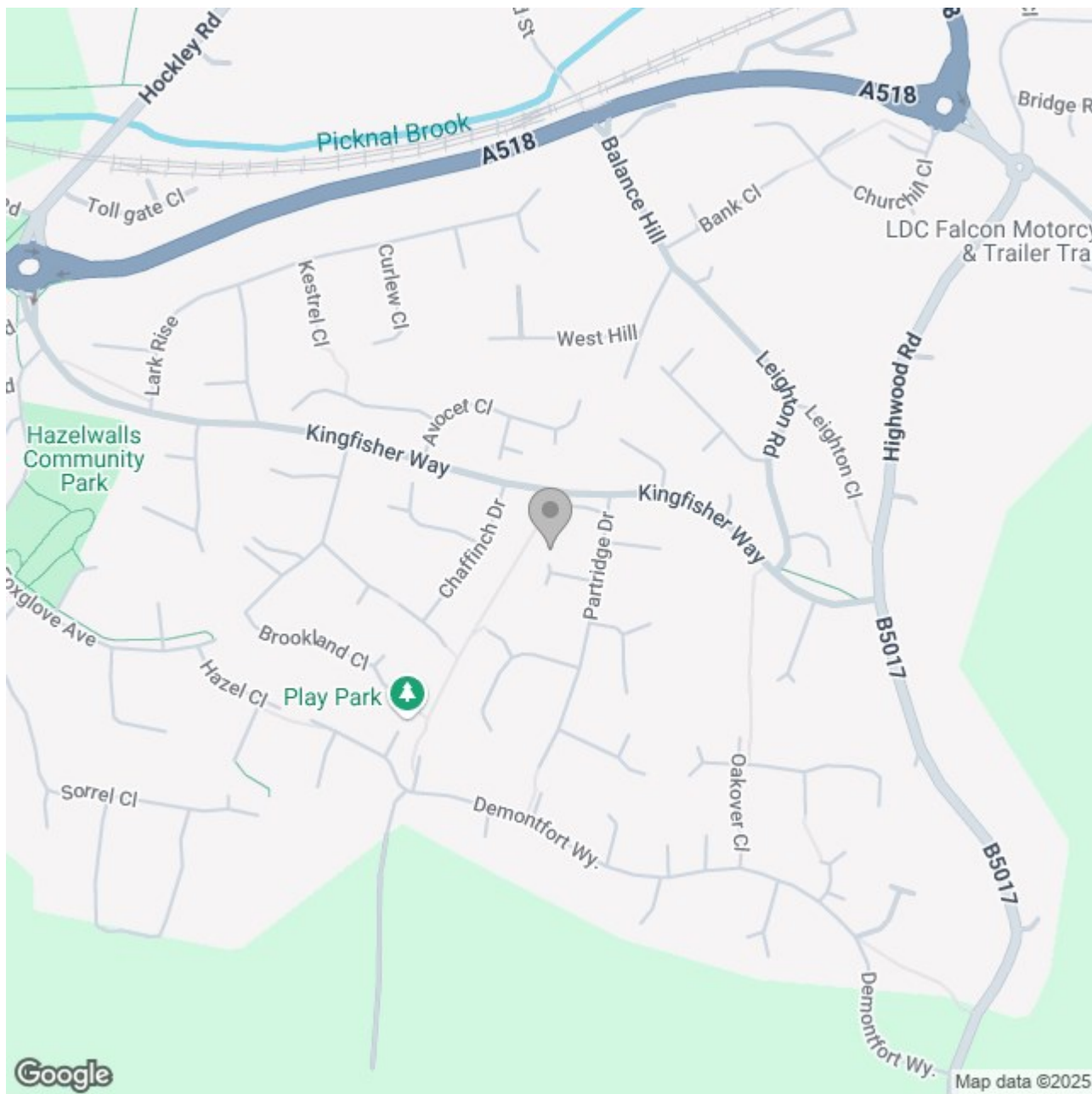
Reduced headroom

..... 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 are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(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 