





A well-maintained and spacious three-bedroom detached home, ideally positioned in a popular residential location close to local amenities and transport links. The property offers generous living accommodation throughout, including an open-plan lounge diner, a modern kitchen, and a contemporary upstairs shower room. Externally, the home benefits from off-street parking, an integral garage, and a beautifully landscaped rear garden with a lawn, patio, and summerhouse. Perfect for families or downsizers looking for a quality home in a quiet setting.



Accommodation

Ground Floor Description

The property is accessed via a front entrance porch which opens directly into a spacious lounge diner, extending the full depth of the house. This generous reception space is filled with natural light thanks to a front-facing window, offering a view and access to the garden. The lounge area features a brick-built fireplace, while the dining space comfortably accommodates a family table. The kitchen is fitted with a range of light wood-effect wall and base units with rolled-edge work surfaces, tiled splash backs, and integrated appliances including a four-ring gas hob, double electric oven, and extractor fan. There is also space for a washing machine and fridge-freezer. A back door from the kitchen leads out to the rear garden.

First Floor Description

The first-floor landing provides access to three well-proportioned bedrooms and a modern shower room. The generous principal bedroom is located at the front of the property has a window overlooking the front garden and is a generous double bedroom. The second bedroom is a double, positioned to the rear with garden views, while the third bedroom is a comfortable single room overlooking the front and currently set up as a study or guest room. The shower room is fitted with a three-piece suite comprising a large walk-in shower with rainfall-style shower head, low-level WC, and a pedestal wash hand basin, complemented by fully tiled walls and dual frosted windows. The property comes with a combi boiler which is discreetly hidden away in the

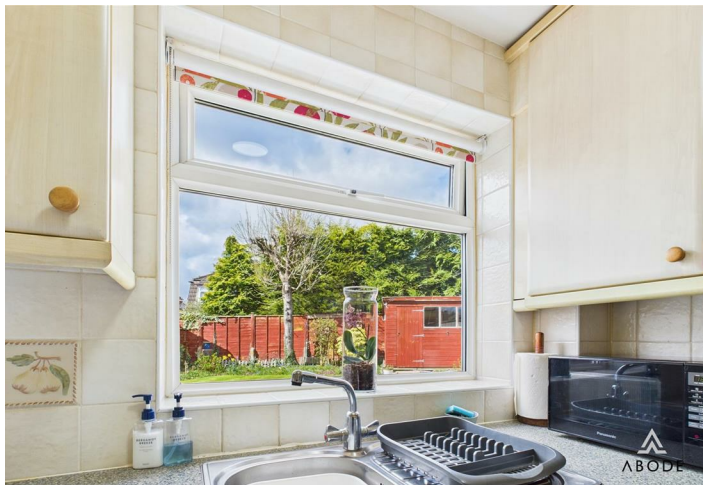


airing cupboard.

Outside Description

To the front of the home is a neatly maintained lawn with mature borders and a generous driveway providing off-street parking, which leads to an integral garage. A gated pathway at the side gives access to the rear garden, which is beautifully landscaped and enclosed by timber fencing. The rear garden is mainly laid to lawn with well-stocked borders, paved pathways, and two timber-built outbuildings





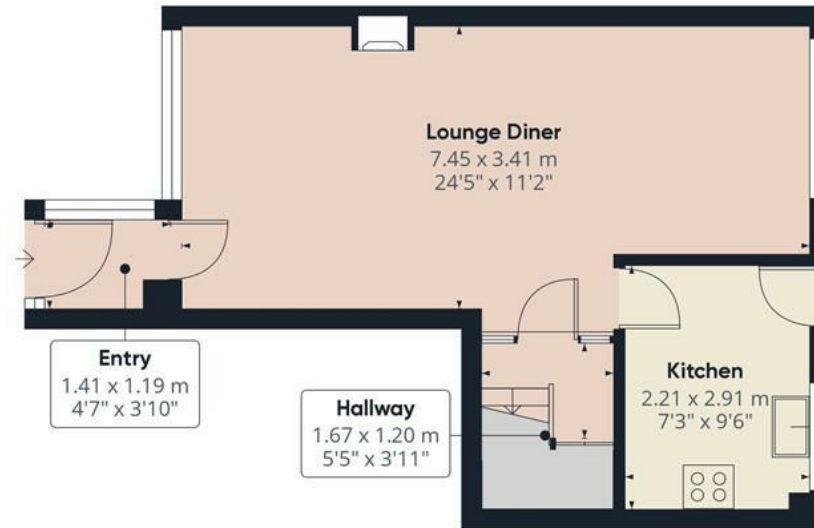


– a summerhouse and a storage shed – providing space for relaxation and practical use (subject to offer amount). This well-tended garden offers a quiet and private outdoor retreat ideal for entertaining or unwinding.

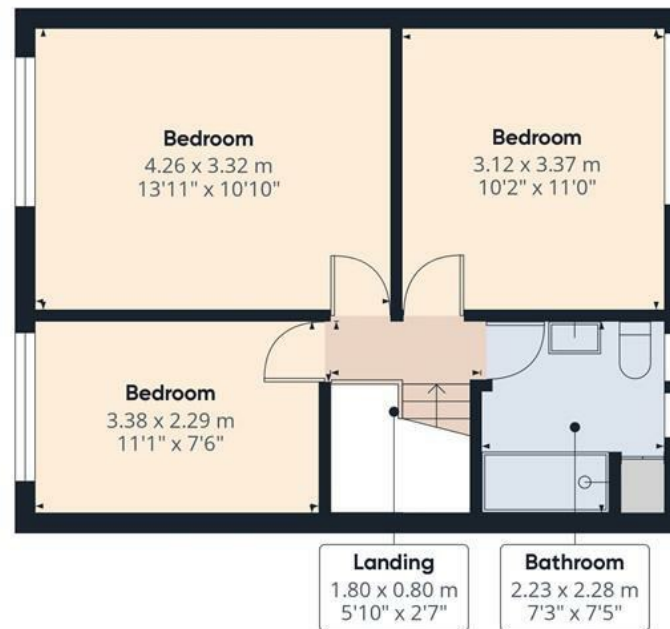








Floor 0



Floor 1

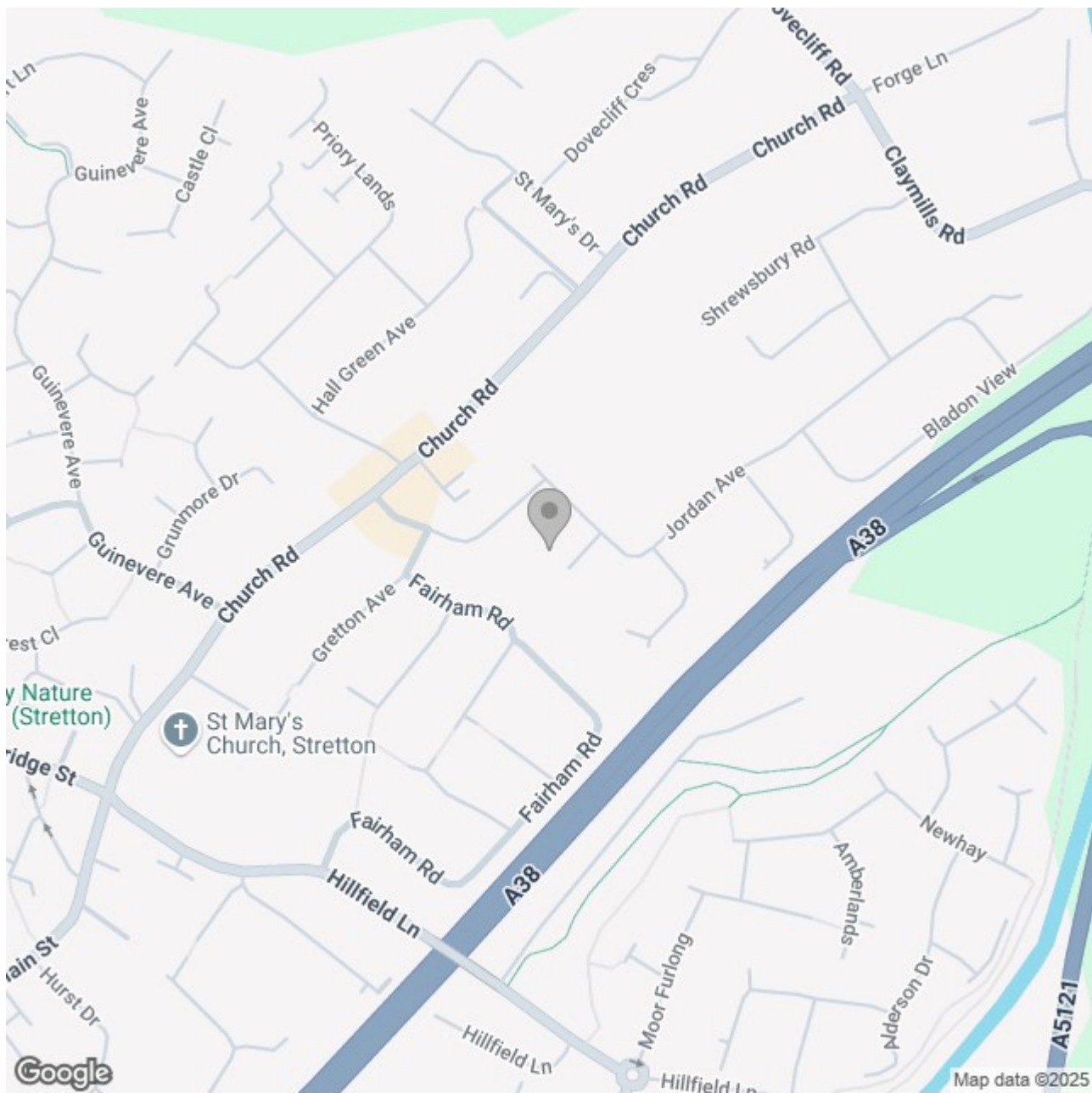
Approximate total area⁽¹⁾
75.57 m²
813.43 ft²

(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) A		
(81-91) B		
(69-80) C		
(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