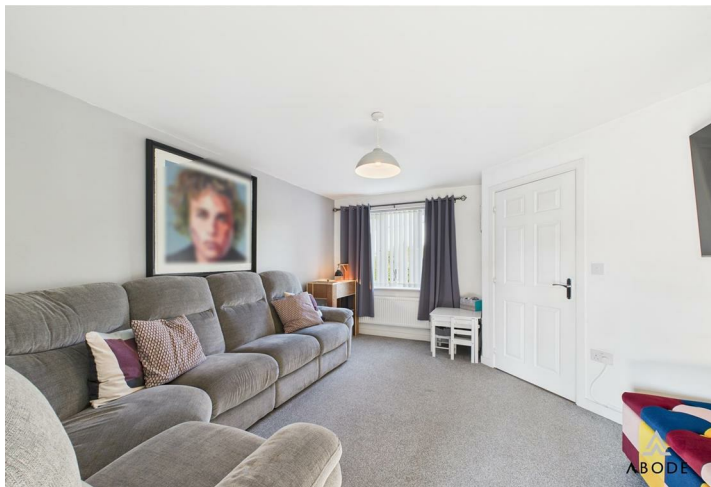






A beautifully presented three-bedroom end terraced property situated on a popular residential development. Occupying a good-sized plot with a grassed frontage, the home benefits from designated parking to the rear and an enclosed rear garden. Internally, the accommodation includes a spacious kitchen-diner, a well-proportioned living area, and three generous bedrooms, with an en-suite to the master bedroom. The property is well-maintained throughout and ideal for a range of buyers.



Accommodation

Ground Floor

The property is accessed via a front entrance door which opens into a welcoming entrance hallway, complete with a central heating radiator and stairs rising to the first floor. Off the hallway is a WC cloakroom, fitted with a low-level WC, a wash hand basin with individual hot and cold taps, tiled splash back, central heating radiator, and a double glazed window with opaque glass to the front elevation. To the right of the hallway is the living room, featuring a double glazed window to the front elevation, a central heating radiator, and a useful under-stairs storage cupboard. A door from the living room leads into the kitchen diner, which is fitted with a selection of matching wall and base units with a roll-edge preparation work surface, sink with mixer tap and drainer, integrated washing machine, electric oven, gas hob, and space for a fridge freezer. The kitchen also has a central heating radiator, a double glazed window to the rear elevation, and double glazed French doors leading out onto the rear patio.

First Floor

To the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom. The master bedroom is located to the front of the property and benefits from a double glazed window, central heating radiator, and its own en-suite shower room comprising a three-piece suite. The second and third bedrooms are positioned at the rear of the property, each with a double glazed window overlooking the garden and a central heating radiator. The family bathroom is fitted with a three-piece suite including a panelled



bath with taps over, a wash hand basin with individual hot and cold taps, low-level WC, tiled splash backs, and a double glazed window to the side elevation.

Outside

The property occupies a good-sized plot with a lawned front garden forming part of the boundary, adding to the kerb appeal of this end terraced home. To the rear, there is an enclosed garden with a patio area directly off the kitchen diner, providing a pleasant space for outdoor dining or entertaining. Additionally, the property benefits

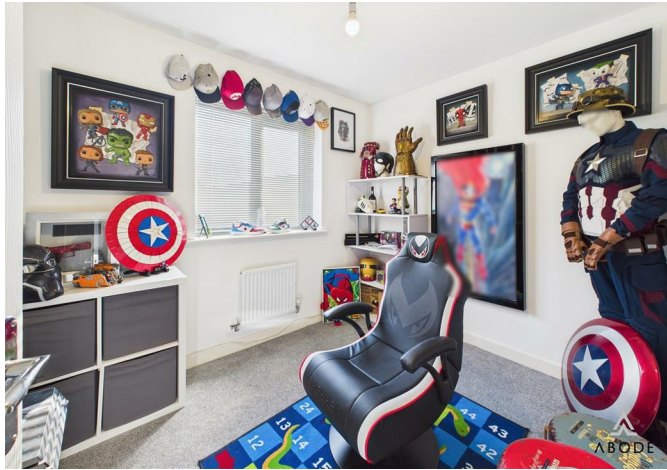




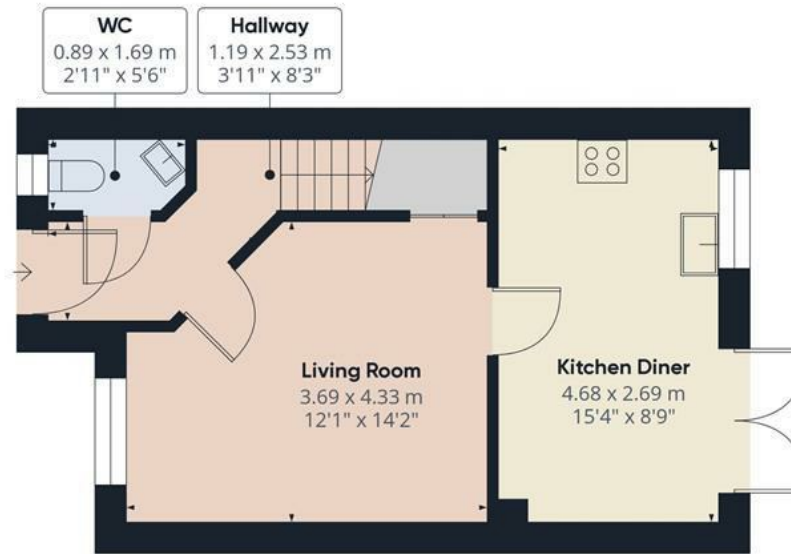


from two designated parking spaces located to the rear, offering convenient off-street parking.







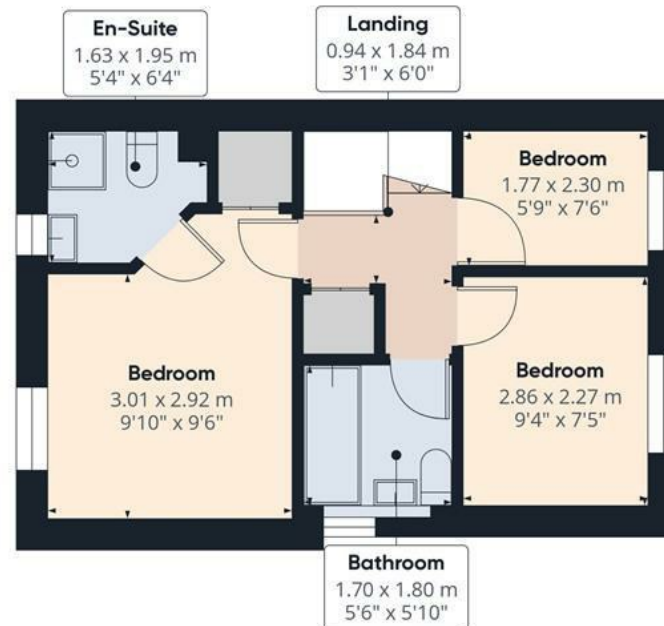


Floor 0

Approximate total area⁽¹⁾

64.73 m²

696.73 ft²



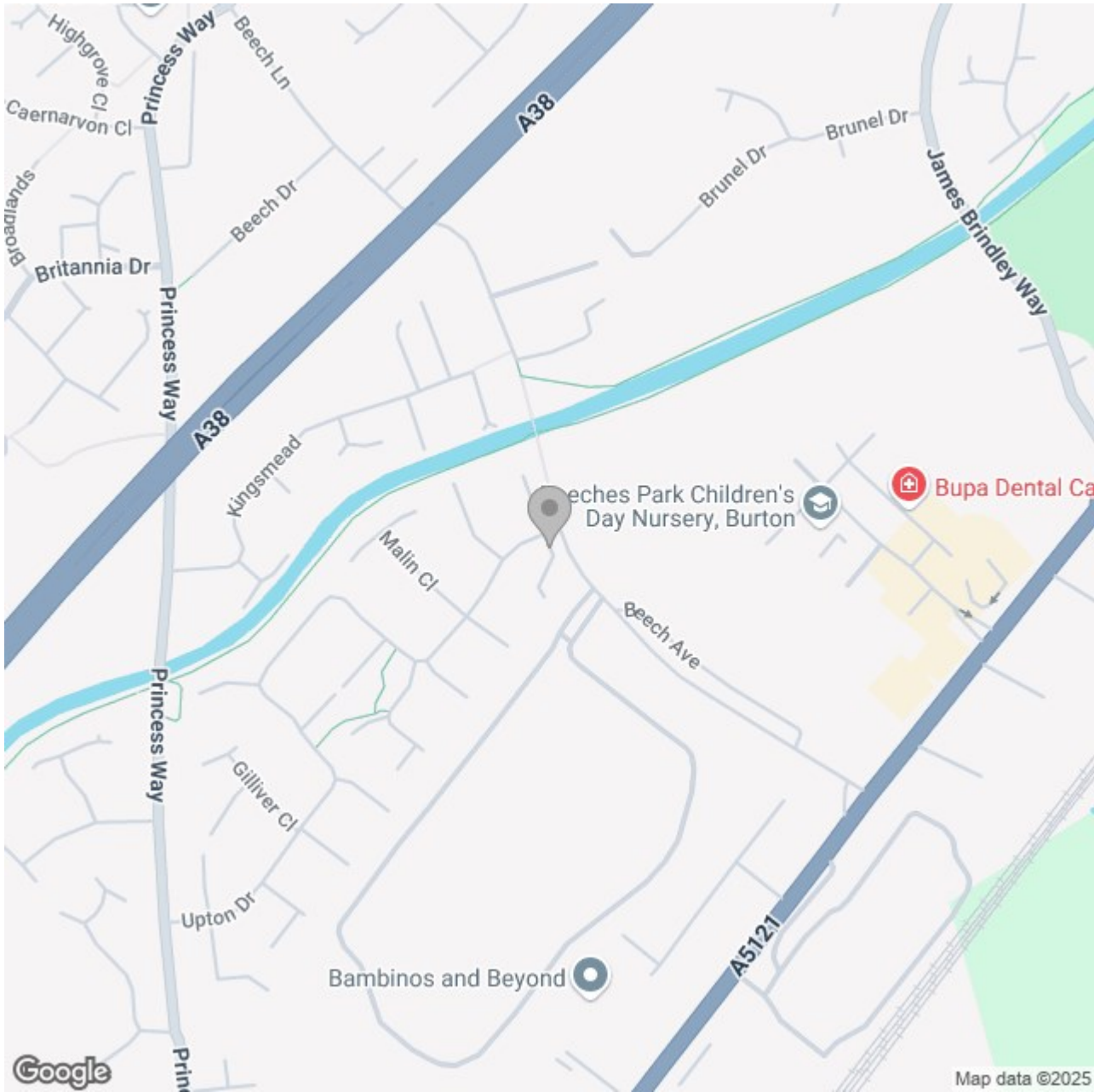
Floor 1

(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 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		
(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