







A beautifully presented semi detached home offering four bedrooms, including a spacious top-floor master suite with en-suite, a modern kitchen diner, a bright lounge with French doors to the garden, and two stylish bathrooms. The property benefits from a landscaped rear garden, detached garage, and off-street parking, all set close to local amenities and transport links.



## Accommodation

This beautifully presented three-storey end-townhouse offers well-proportioned and contemporary accommodation throughout. The ground floor welcomes you via a central hallway with stairs rising to the first floor and access to a stylish guest WC. The kitchen sits to the front of the property and is fitted with a modern range of shaker-style wall and base units, complemented by preparation work surface, integrated gas hob, electric oven with extractor above, and additional built-in appliances. A window over the sink provides views to the front, while the open-plan layout flows into a well-appointed dining space with room for a family table and bench seating.

To the rear, the lounge spans the full width of the house and is flooded with natural light thanks to dual-aspect windows and French doors opening out onto the rear garden. This room is an ideal family space with ample room for seating and entertainment. Modern flooring runs throughout the ground floor, creating a cohesive and easy-to-maintain living area.

The first floor hosts three bedrooms, all of which are neutrally decorated and generously proportioned. One of the rooms is currently used as a nursery and includes charming decorative panelling and full-height built-in wardrobes. Another bedroom is arranged as a spacious single or guest room with fitted wardrobes, while the third is used as a dedicated home office, benefitting from a window overlooking the rear elevation. A stylish bathroom is also located on this level, fitted with a three-piece

suite including a bath with shower over and glass screen, modern tiling, wash basin with vanity unit, and low-level WC.

The second floor is dedicated to the principal bedroom, which offers a bright and spacious retreat with sloped ceilings, a dormer window to the rear, and a range of fitted wardrobes. This room benefits from its own modern en-suite shower room, complete with walk-in shower cubicle, wash basin with storage unit, WC, and Velux window providing plenty of natural light.

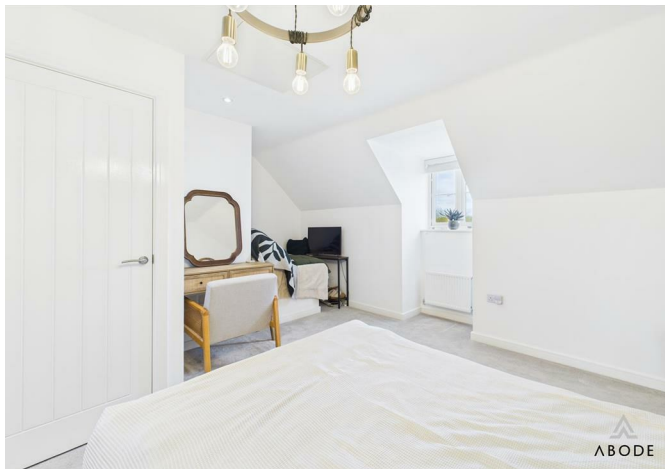








Externally, the rear garden is neatly landscaped and enclosed by timber fencing. It features a paved patio area ideal for outdoor dining, a central lawn, and a border stocked with a variety of plants and flowers. A gated side path provides access to the detached garage and driveway, which offers off-street parking. The front of the property is well-maintained, with a small fore garden and direct access onto the driveway.





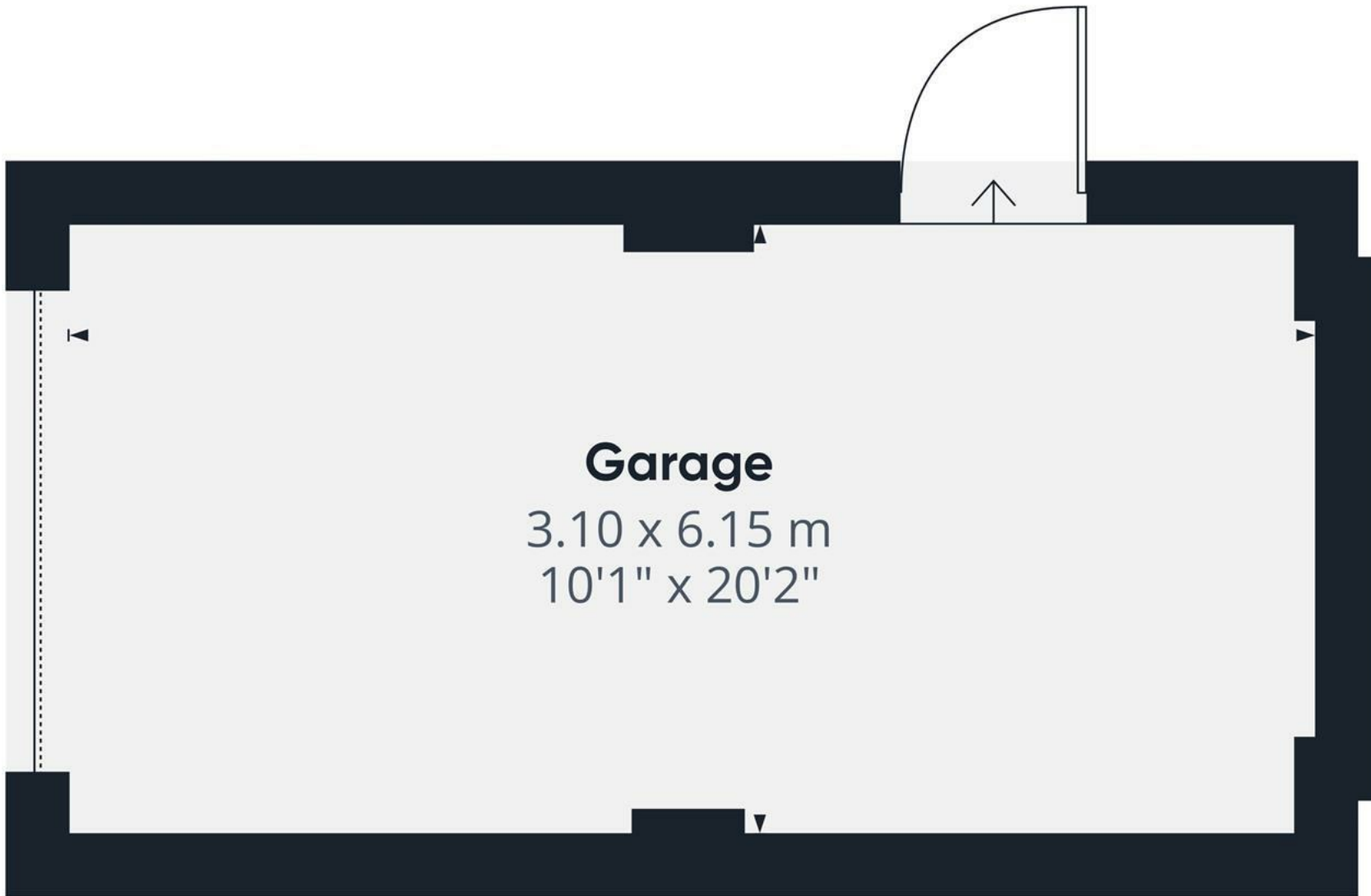












**Approximate total area<sup>(1)</sup>**

19.2 m<sup>2</sup>

207 ft<sup>2</sup>

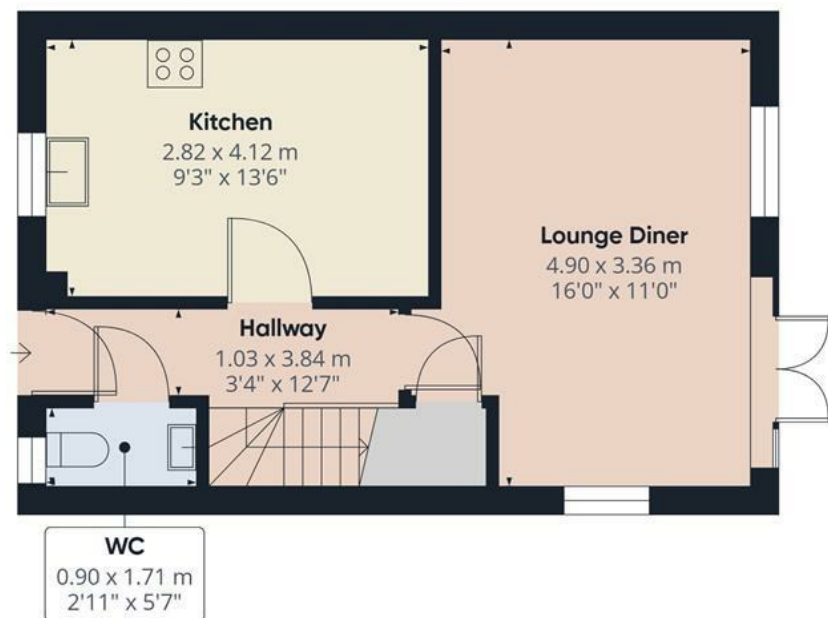
(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

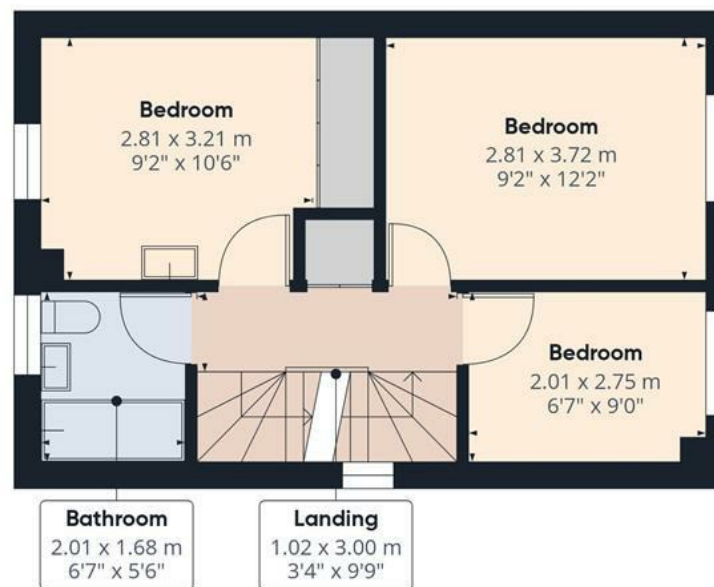
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

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

93.1 m<sup>2</sup>

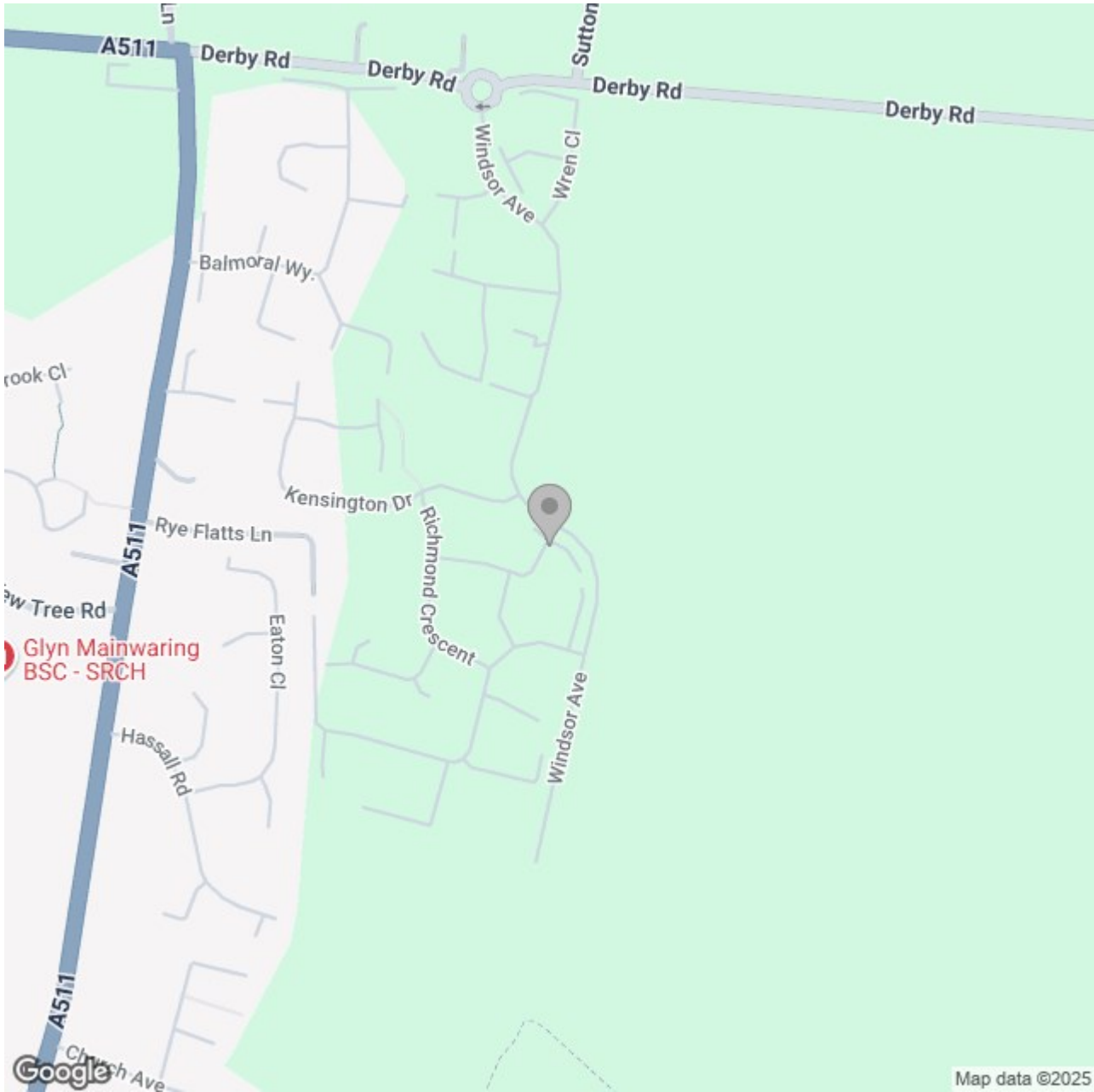
1003 ft<sup>2</sup>

(1) Excluding balconies and terraces

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### 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