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Ground Floor

The home opens with a smart composite front entrance door into a welcoming hallway, providing access to the principal reception rooms and a staircase to the first floor. The spacious living room is beautifully decorated with a large bay window to the front, allowing natural light to pour in, and offers ample space for multiple sofas and media units.

To the rear of the property is a striking open-plan kitchen diner – the heart of the home – finished with a comprehensive range of shaker-style base and wall units, quartz-effect worktops, inset one and a half sink with mixer tap, integrated double oven and microwave and five-ring hob with stainless steel extractor. The breakfast bar provides additional seating, while pendant lighting and wide windows give the space a bright, modern feel.

The dining area features a stylish accent wall and French doors opening out onto the patio and rear garden – ideal for entertaining. Off the kitchen is a practical utility room fitted with additional storage units, worktop space, and plumbing for appliances, with a part-glazed door leading to the garden. Also located on the ground floor is a modern WC with



patterned feature tiling, a wall-mounted vanity unit, and a chrome towel radiator.

First Floor

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom is a generous double, complete with a built-in storage cupboard and space for freestanding wardrobes. Bedroom two is also a double room with dual-aspect windows, and bedroom three is perfect for use as a children's room, nursery, or home







office, with attractive feature décor and rear-facing views.

The first floor benefits from two separate bathrooms – a fully tiled family bathroom featuring a modern three-piece suite with a 'P'-shaped bath and overhead rainfall shower, wash hand basin with vanity unit, WC, and heated towel rail, and a second shower room fitted with a corner cubicle, contemporary wash basin, WC, and vertical radiator.

Outside

The front of the property has a tarmac driveway providing off-street parking, alongside a low-maintenance gravelled garden area. A side gate leads to the rear garden, which is fully enclosed with timber fencing and includes a spacious paved patio for outdoor seating, a lawn area, a well-maintained shed, and planted borders for interest and privacy.









Floor 0



Floor 1

Approximate total area⁽¹⁾

91.08 m²

980.38 ft²

Reduced headroom

0.66 m²

7.11 ft²

(1) Excluding balconies and terraces

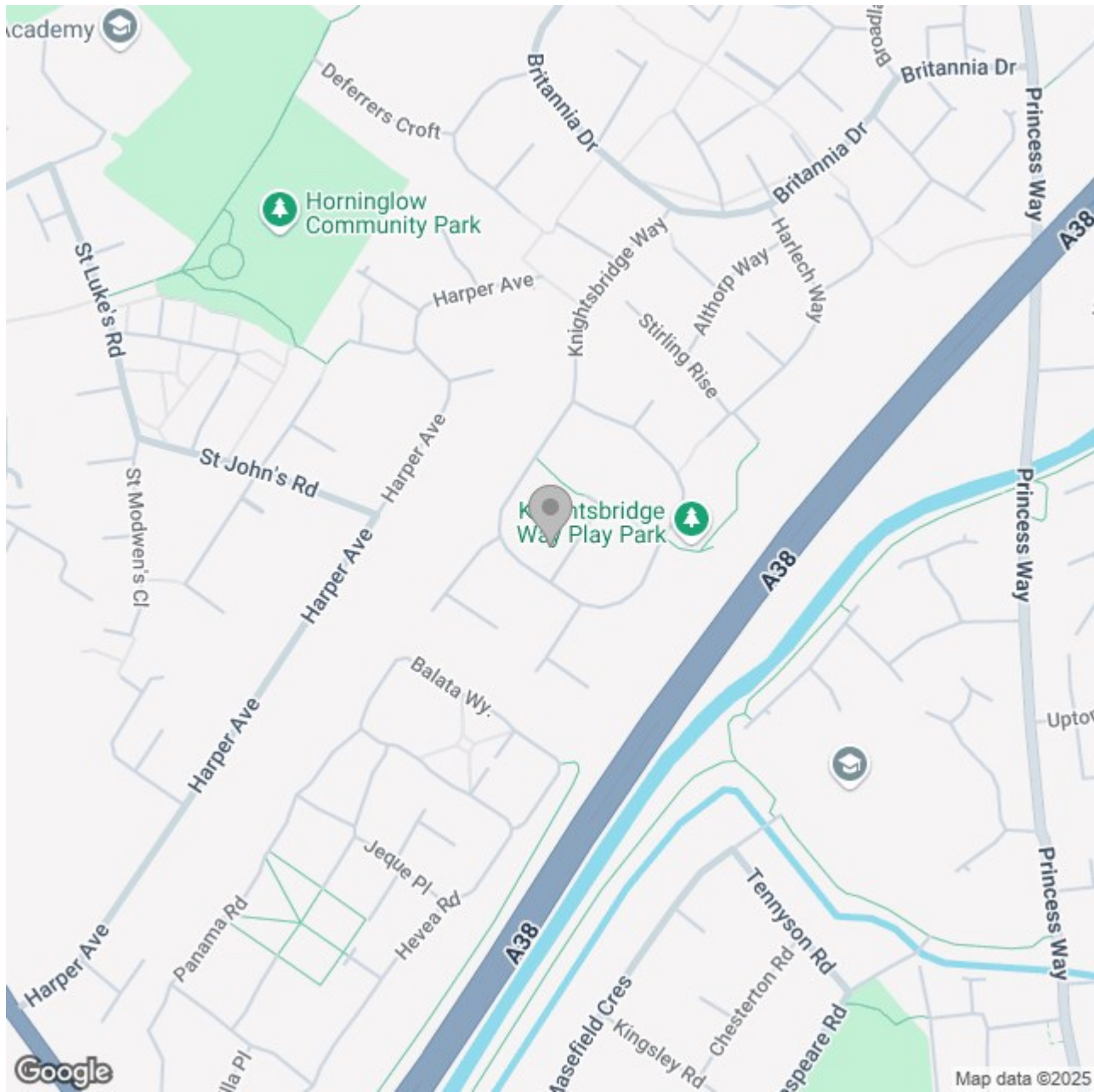
Reduced headroom

..... 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		
(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