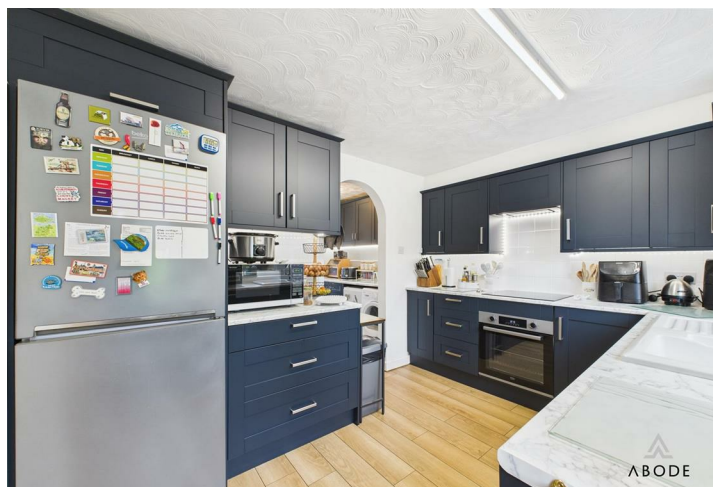






A beautifully presented three-bedroom mid-terraced home located in a popular residential area, offering spacious accommodation, a newly fitted kitchen, solar panels, and a generously sized landscaped garden. The property further benefits from ample off-street parking, making this an ideal family home. Viewing highly recommended.



Accommodation

Ground Floor:

Upon entering through the front door, you are welcomed into the entrance hallway which leads to the spacious and inviting lounge diner. This well-proportioned room offers ample living space and natural light through dual-aspect windows overlooking both the front driveway and the rear garden. The recently installed kitchen is a real highlight, finished to a high standard with contemporary navy-blue cabinetry, integrated appliances, sleek countertops, under-cabinet lighting, and a pleasant view into the garden. The kitchen flows conveniently through an archway providing further space for appliances or prep, offering further storage and direct access to the rear garden, ideal for practical family living.

First Floor:

On the first floor, the property offers three well-proportioned bedrooms. The spacious master bedroom features extensive built-in wardrobes, a dedicated dressing area, and a large double-glazed window, creating a bright and airy space. The second bedroom is another generous double room with ample space for furniture and storage, while the third bedroom currently functions superbly as a home office, providing flexible accommodation options for families or those working from home. Completing the first floor is a modern family bathroom equipped with a luxurious corner bath, separate shower cubicle, and stylish tiling, complemented by a separate WC for added



convenience.

Outside:

To the front of the property, a substantial block-paved driveway provides excellent off-street parking for multiple vehicles. The rear garden is particularly impressive, beautifully landscaped and well-maintained, featuring an extensive lawn, mature shrubs, flower beds, raised vegetable patches, and a patio area perfect for outdoor

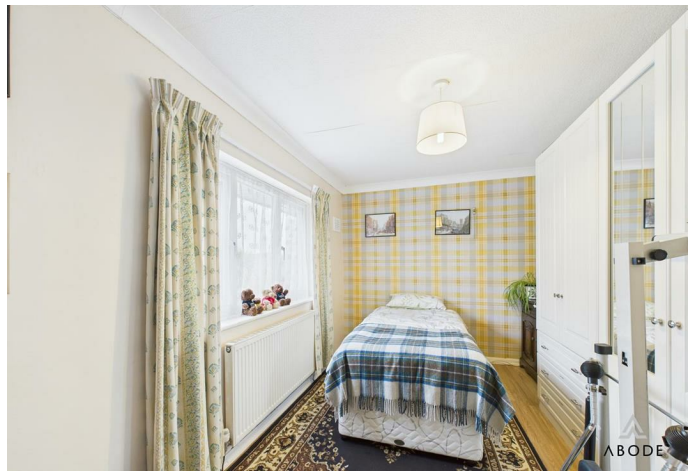
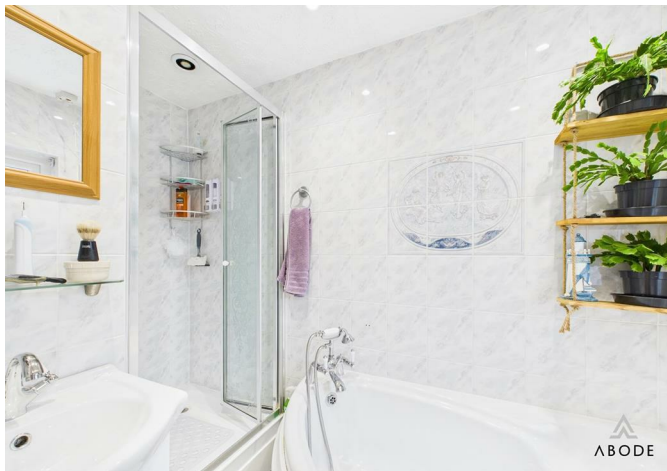






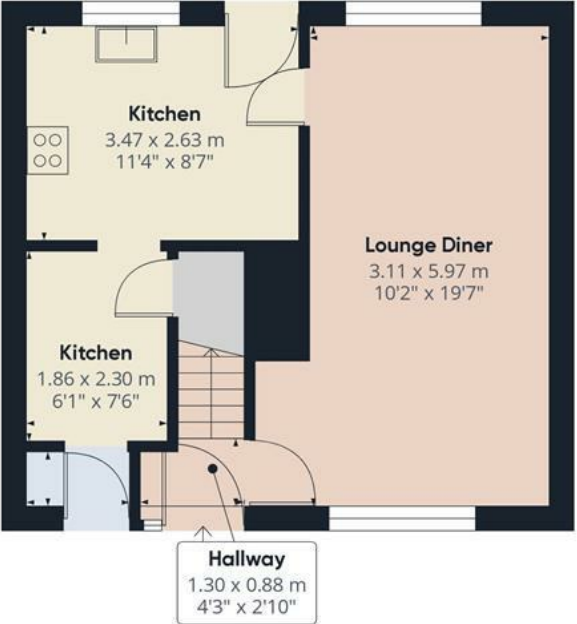
dining and entertaining. Additionally, the property benefits from solar panels installed on the roof, enhancing energy efficiency and reducing utility costs, making this home an environmentally friendly choice.



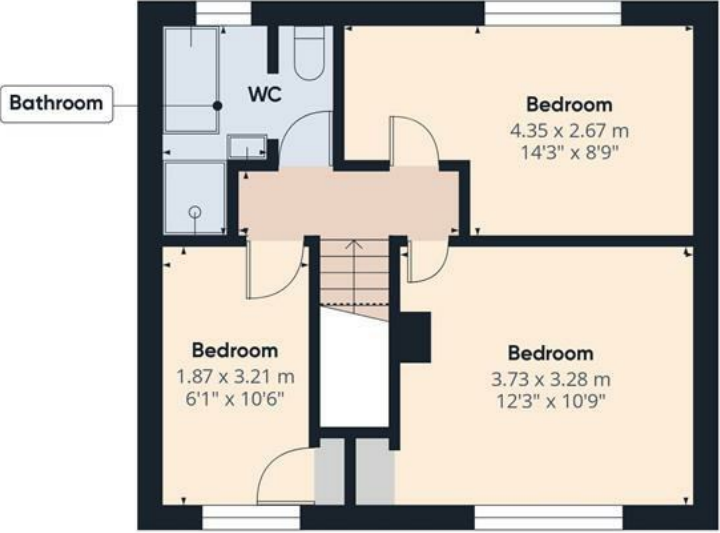








Floor 0



Floor 1

Approximate total area⁽¹⁾
74.19 m²
798.56 ft²

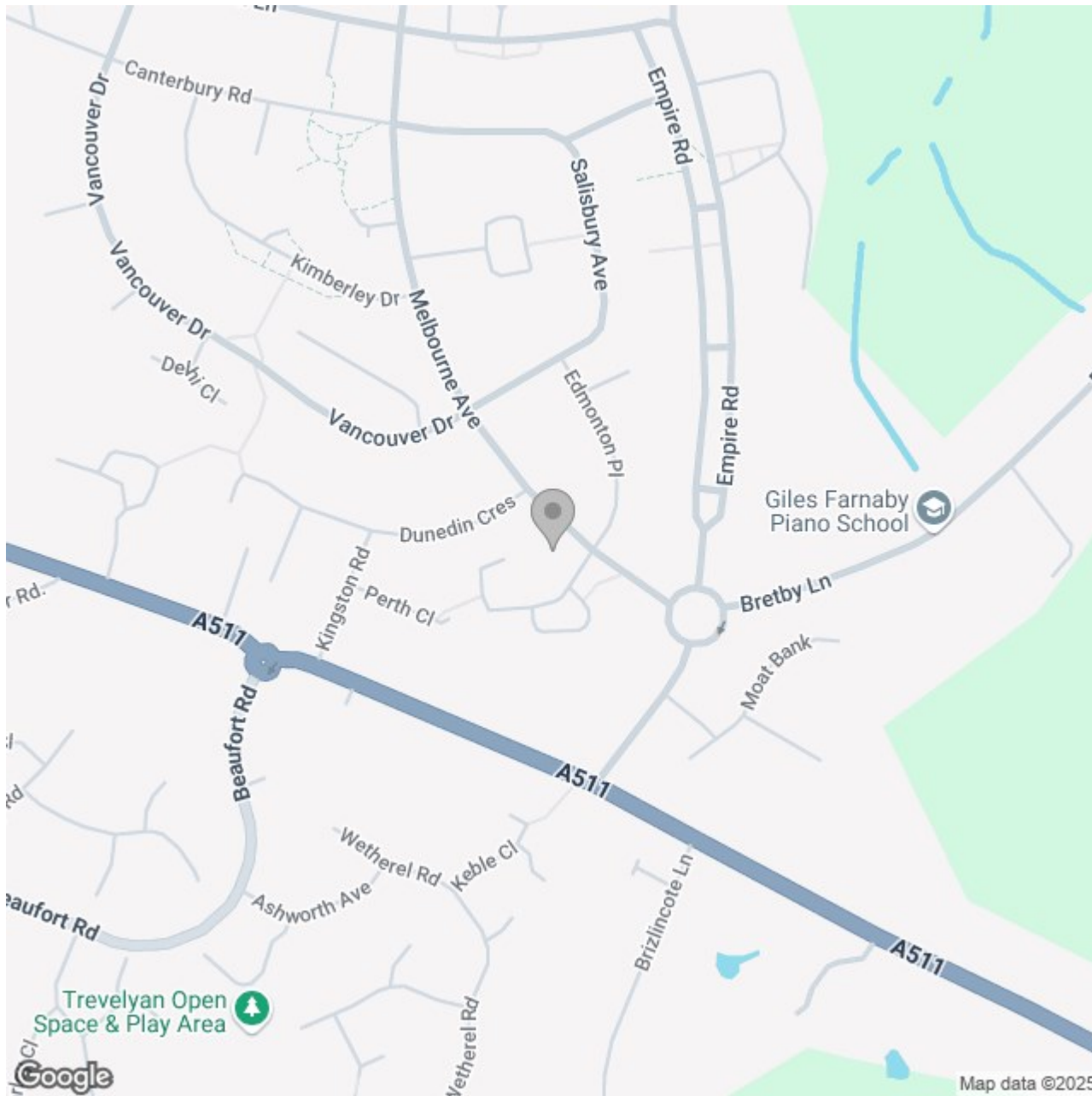
(1) Excluding balconies and terraces

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		87
(69-80) C	75	
(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 	