







This well-presented three-bedroom mid-terraced property offers spacious accommodation, contemporary interiors, and a generously sized rear garden, ideal for entertaining. Situated in a convenient location close to local amenities and transport links, the property includes two reception rooms, a stylish modern kitchen, a downstairs shower room, and an upstairs WC. Early viewing is highly recommended.





## Accommodation

### Ground Floor

Upon entering the property through the front entrance door, you step into a spacious living room which benefits from abundant natural light, tasteful decor, and laminate flooring, creating a welcoming and airy atmosphere. A characterful brick archway opens into the separate dining area, providing excellent space for dining and home office use, complemented by an attractive fireplace feature and additional storage solutions. To the rear, the contemporary fitted kitchen stretches the length of the property, featuring a range of base and wall units, wood-effect work surfaces, modern tiled splash backs, and ample space for appliances including a cooker, dishwasher, and washing machine. Beyond the kitchen lies a stylish downstairs shower room with a walk-in shower cubicle, low-level WC, wash hand basin, modern tiled walls, and flooring.

### First Floor

Stairs rise to the first floor, providing access to three well-proportioned bedrooms and a convenient upstairs WC. The master bedroom, located at the front, is exceptionally spacious with ample room for wardrobes, drawers, and additional furniture, making it ideal as a comfortable principal bedroom. The second bedroom is also a generous double, offering versatile space currently used for sleeping and office areas. Bedroom three, positioned at the rear, is a comfortable single room benefiting from



an adjacent WC featuring a wash basin and low-level toilet, enhancing convenience for the household.

### Outside

Externally, the property boasts an impressively sized rear garden offering multiple zones for relaxation, entertaining, and outdoor dining. The garden is low-maintenance, mainly laid with artificial turf, decorative gravel borders, mature shrubbery, and paved areas, providing flexible









seating options. A substantial timber shed offers practical storage, and gated side access leads to the front.

















Floor 0

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

97.72 m<sup>2</sup>

1051.86 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

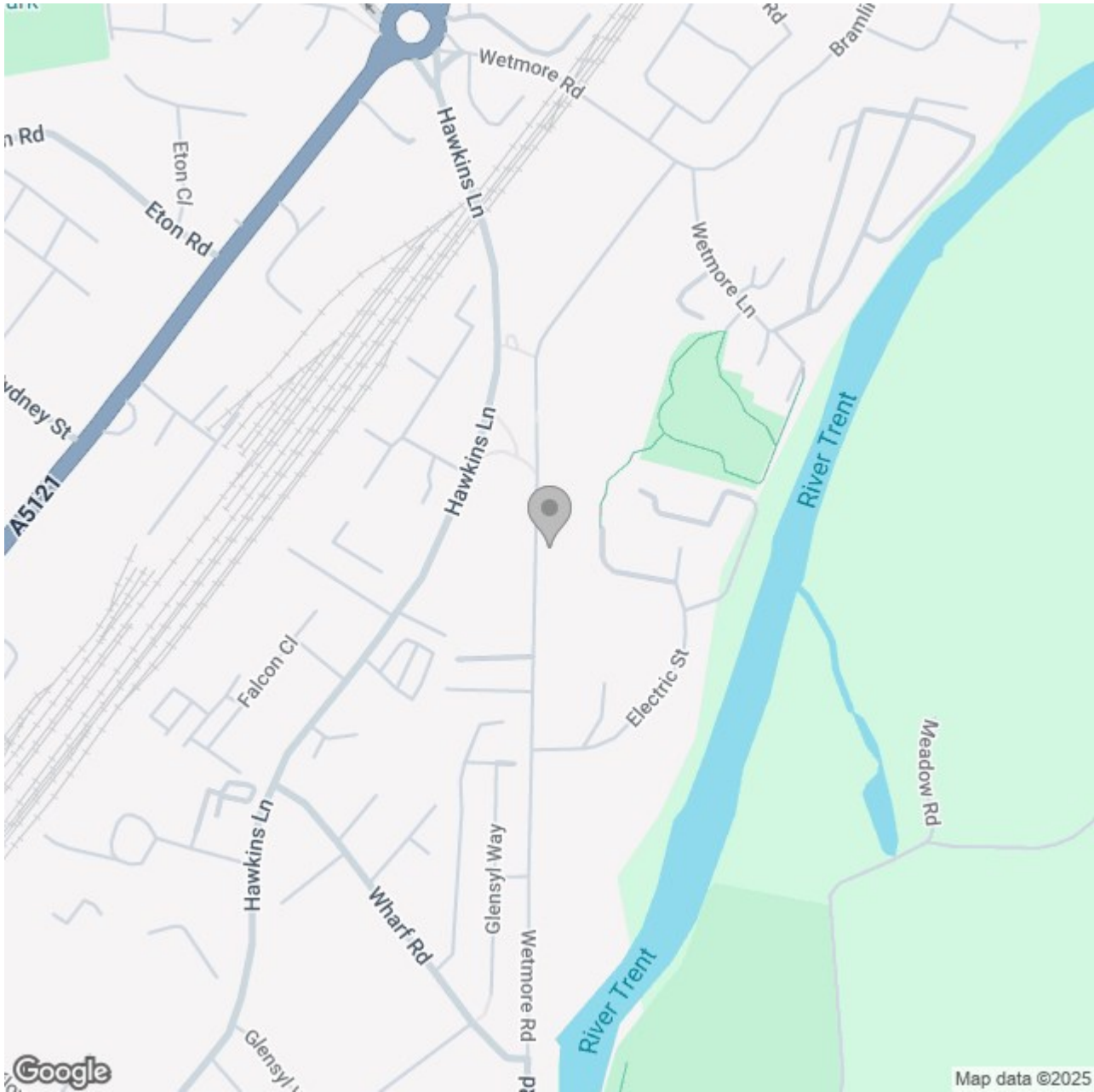
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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