





A well-presented three-bedroom semi-detached home offering spacious accommodation, a generous driveway, and a large rear garden, located in a popular residential area close to amenities and schools.



Accommodation

The property is approached via a large gravel driveway providing ample off-street parking and access to an integral garage. A pathway leads to the composite front entrance door, which opens into a welcoming entrance hallway featuring a staircase rising to the first floor, a useful under-stairs storage cupboard, and doors leading to the ground floor accommodation.

To the front of the property is a bright and spacious sitting room with a large bay window allowing plenty of natural light and views across the front garden. Adjoining this is a second reception room, currently used as a living room, which features a brick fireplace with hearth and surround, a gas fire, and built-in shelving units. To the rear of the property is a generous kitchen diner, fitted with a range of matching wall and base units with worktops over, tiled splash backs, and integrated appliances including a four-ring hob and oven. A door provides access to the rear garden.

The ground floor also includes a WC cloakroom with a low-level WC and wash hand basin, and internal access to the garage.

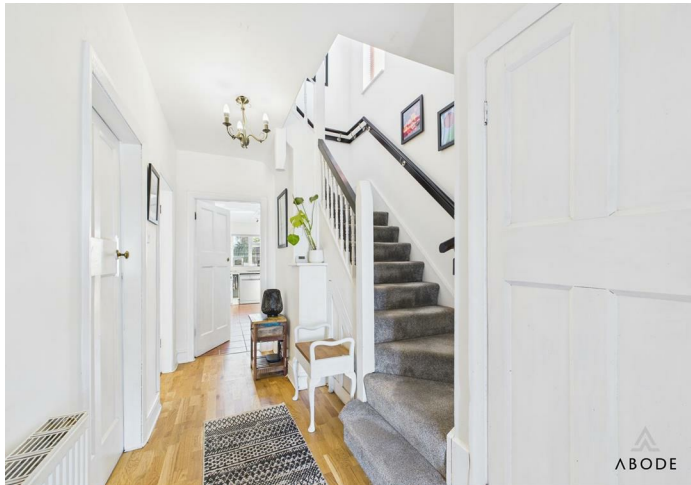
To the first floor, the landing has a window allowing natural light, a loft hatch, and doors leading to three well-proportioned bedrooms. The principal bedroom is located to the rear, offering views across over the rear garden and beyond. The second bedroom is located to the front and third bedroom is a single room located to the front elevation, currently used as a study. The family



bathroom is fitted with a modern three-piece suite comprising a P-shaped bath with shower over and glass screen, wash hand basin set into a vanity unit, low-level WC, tiled flooring, and fully tiled walls.

Outside, the rear garden is mainly laid to lawn with a paved patio seating area directly accessed from the kitchen, mature borders with a range of shrubs and trees, and a timber fence enclosing the boundary. The garden enjoys a pleasant open aspect to the rear.

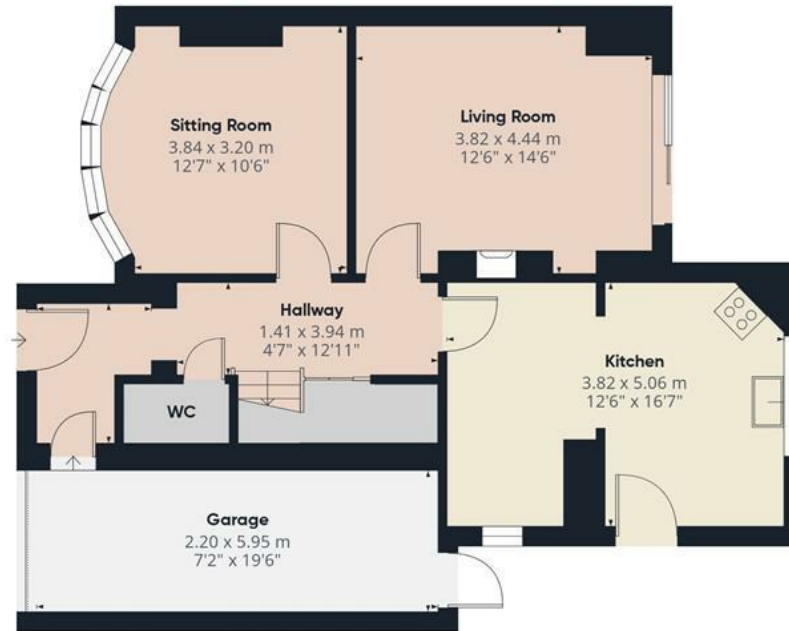












Floor 0

Approximate total area⁽¹⁾
109.8 m²
1181 ft²



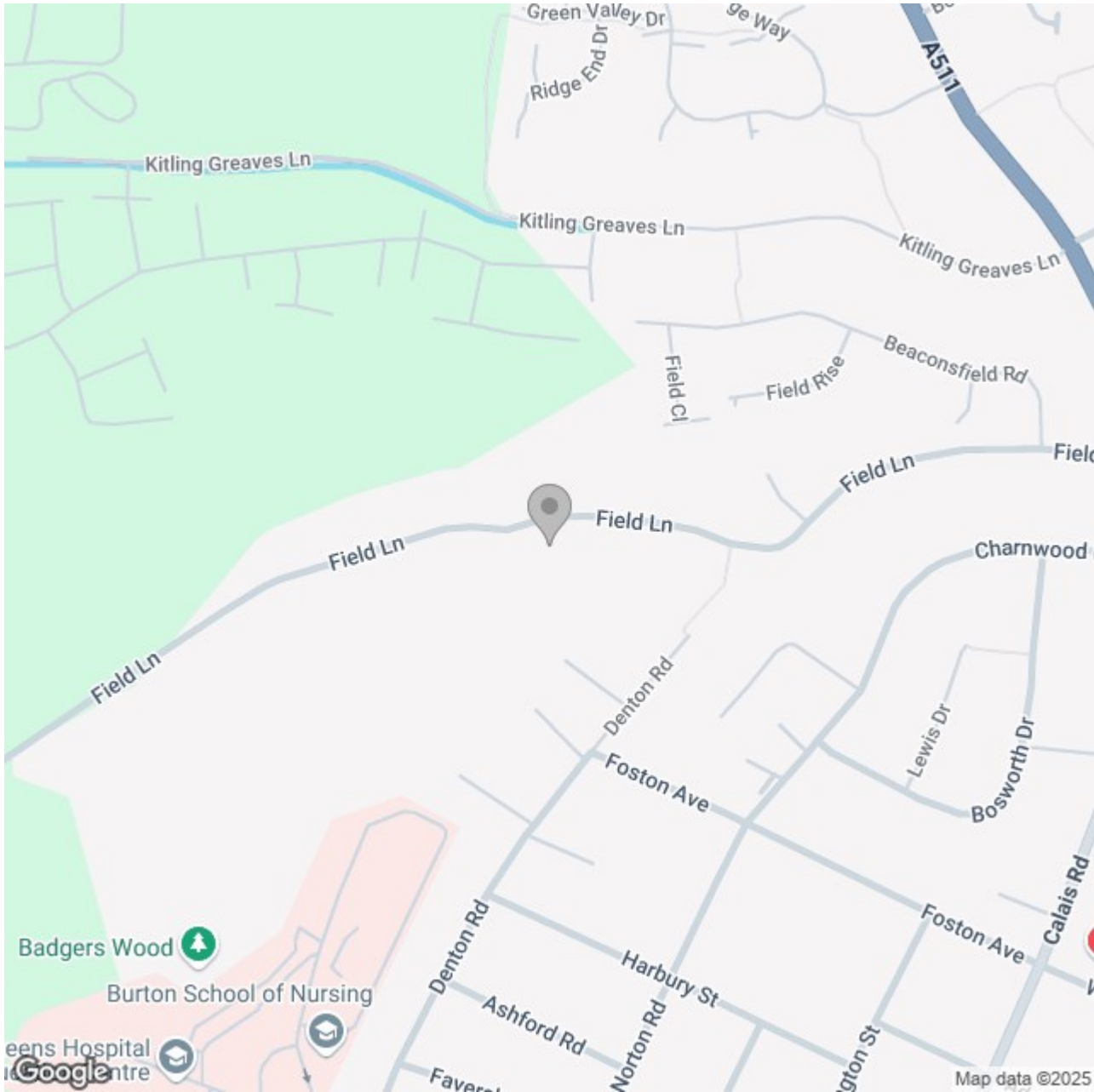
Floor 1

(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 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.

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