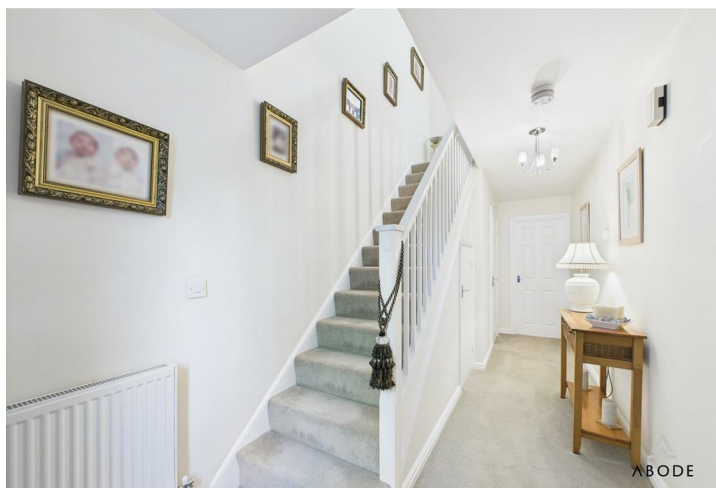
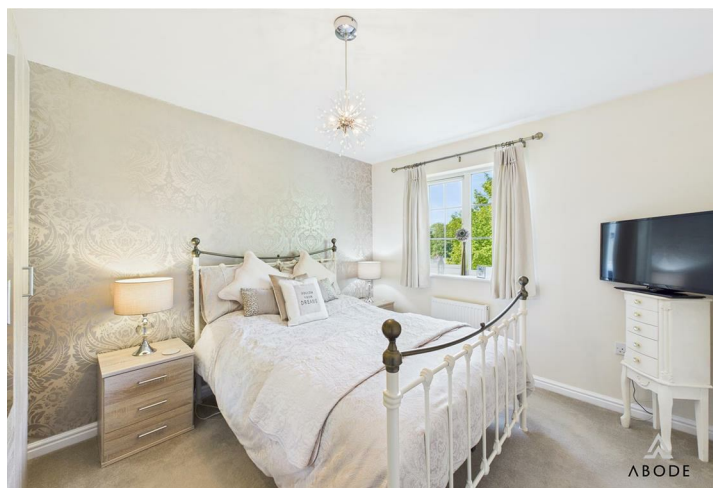








An immaculately presented three-bedroom townhouse situated within a popular development, positioned opposite open space, offering spacious and versatile accommodation across three floors. The property benefits from a stylish open-plan lounge diner, contemporary fitted kitchen with Juliet balcony, three well-proportioned bedrooms, an en-suite to the principal bedroom, a modern family bathroom, and a ground floor WC and utility. Externally, there is off-street parking, an integral carport as well as a single garage, and a low-maintenance rear garden. This superb home is ideally suited to a range of purchasers and is offered to the market in excellent condition throughout.





## Accommodation

### Ground Floor

The property is accessed via entrance door into a welcoming hallway with tiled flooring and stairs rising to the first floor. The ground floor also features a utility room with base units, plumbing for appliances, and a double glazed door leading to the rear garden. Adjacent to this is a cloakroom WC comprising a low-level WC and wash hand basin set within a vanity unit and there is useful under-stairs storage.

### First Floor

The first floor landing gives access to a well-appointed kitchen fitted with a range of matching wall and base units with complementary work surfaces, tiled splash backs, integrated oven, gas hob with extractor hood, and space for further appliances. A set of French doors opens to a Juliet balcony, offering pleasant views over the front open aspect. The spacious lounge diner features neutral décor, dual ceiling light fittings, a contemporary fireplace with surround, and French doors to a Juliet balcony overlooking the front elevation, allowing for an abundance of natural light.

### Second Floor

To the second floor, a central landing leads to three bedrooms and the family bathroom. The principal bedroom is a spacious double benefitting from a built-in wardrobe and a modern en-suite shower room comprising a fully tiled shower enclosure, wash hand basin with vanity unit, and a low-level WC. The second bedroom is also a double with view to the rear garden, while the third bedroom offers



flexibility for use as a single bedroom, study, or dressing room. The family bathroom is fitted with a white three-piece suite including a panelled bath with overhead shower, pedestal wash basin, and low-level WC, finished with part tiled walls and tiled flooring.

### Outside

To the front of the property is a integral carport and single garage. A pathway leads to the front entrance with a landscaped fore garden. The rear garden is enclosed by timber fencing and features a paved patio seating area and



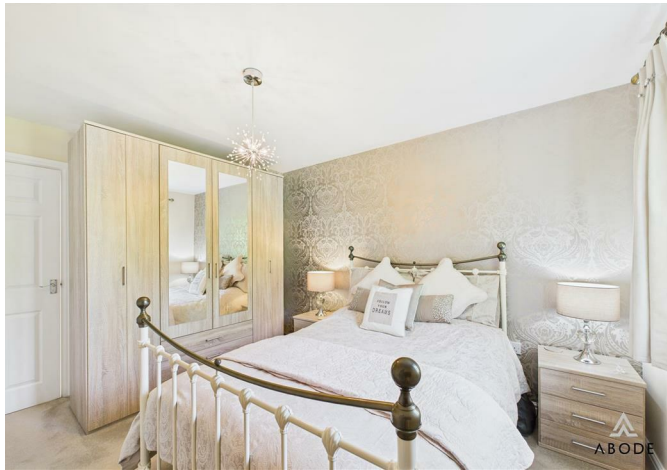






lawn for ease of maintenance, with access to the garage via pedestrian door.





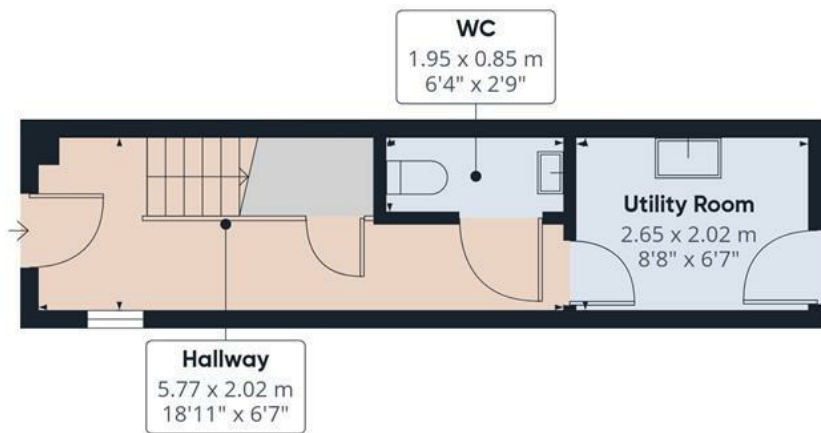




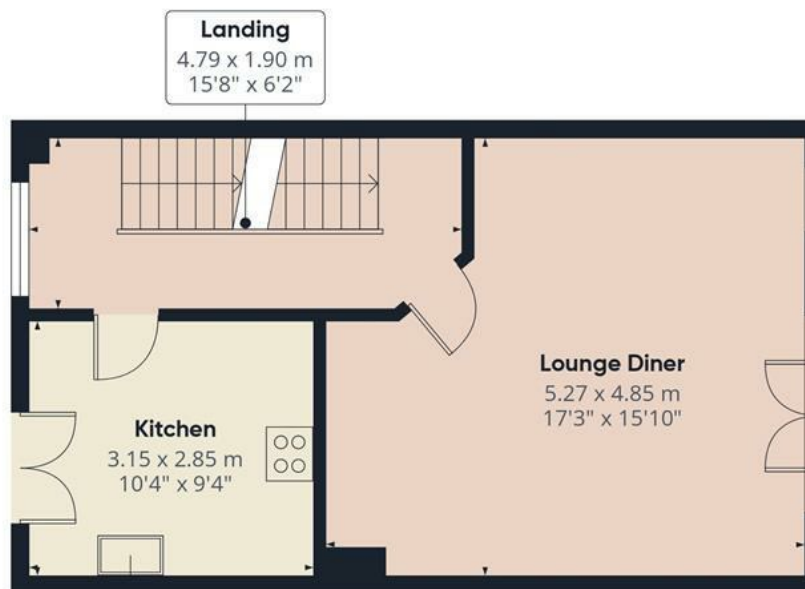




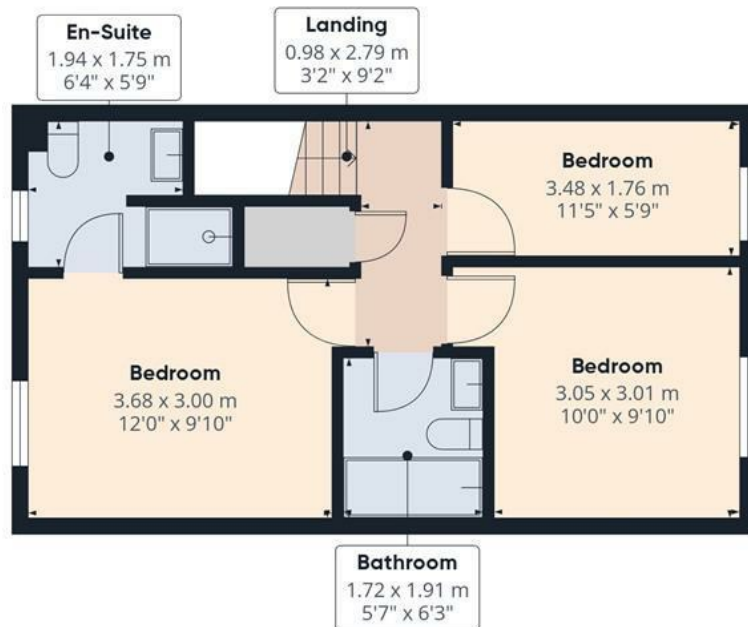




Floor 0



Floor 1



Floor 2



**Approximate total area<sup>™</sup>**  
92.8 m<sup>2</sup>  
999 ft<sup>2</sup>

(1) Excluding balconies and terraces

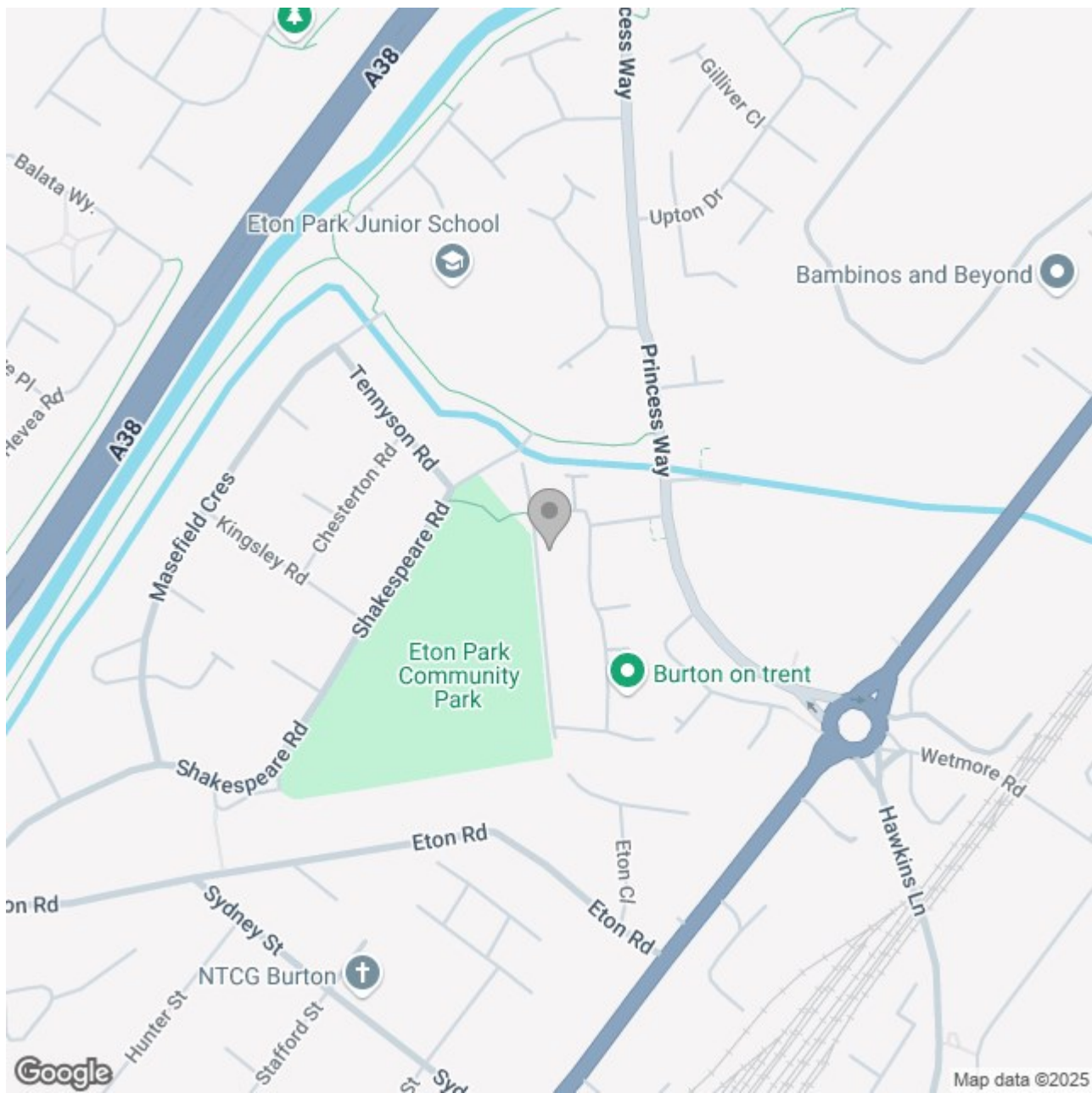
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**







### 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