







This well-presented three-bedroom semi-detached home is set in a popular residential location and offers light-filled, neutrally decorated accommodation with a generous open-plan lounge diner, modern fitted kitchen, and stylish bathroom. Featuring off-street parking, a long enclosed rear garden backing onto mature trees, and pleasant front outlooks, this property presents an ideal opportunity for first-time buyers, young families, or investors.



## Accommodation

### Ground Floor

The property is accessed via composite front door into a welcoming entrance hallway with wood-effect flooring and neutral décor, setting the tone for the home. From the hallway, a glazed internal door leads into a generously proportioned lounge diner, which extends the full depth of the property. This bright and spacious reception room benefits from a large bow window to the front elevation and wood-effect flooring throughout, offering ample space for both living and dining areas. To the rear, the room opens into the fitted kitchen which is finished with a range of contemporary gloss-fronted units, wood-effect worktops, and stylish metro tile splash backs. The kitchen also includes an integrated electric oven with a four-ring hob and glass canopy extractor, a stainless steel sink beneath a window overlooking the garden, and a door providing access to the rear.

### First Floor

Stairs rise from the hallway to a bright and neutrally decorated landing with doors leading to all bedrooms and the bathroom. The master bedroom is located to the front of the property and features a large double-glazed window and contemporary feature wallpaper. Bedroom two is a spacious double room positioned at the rear, offering far-reaching views over the tree line beyond the garden. Bedroom three is a generously sized single room situated to the front of the property. The family bathroom has been modernised with a white three-piece suite comprising a bath with electric shower over and glass screen, wash-hand basin with vanity



unit, low-level WC, heated towel rail, wall panelling, and recessed ceiling lights, along with an obscure-glazed window to the rear.

### Outside

The front of the property features a driveway providing off-street parking and a lawned garden with central shrub and surrounding borders. A side pathway leads to a private and fully enclosed rear garden, which offers a good-sized lawn bordered by timber fencing and a paved patio seating area at the far end. The garden backs onto a line of mature











trees, providing a degree of privacy and a pleasant outlook. There are also two timber sheds offering useful external storage.







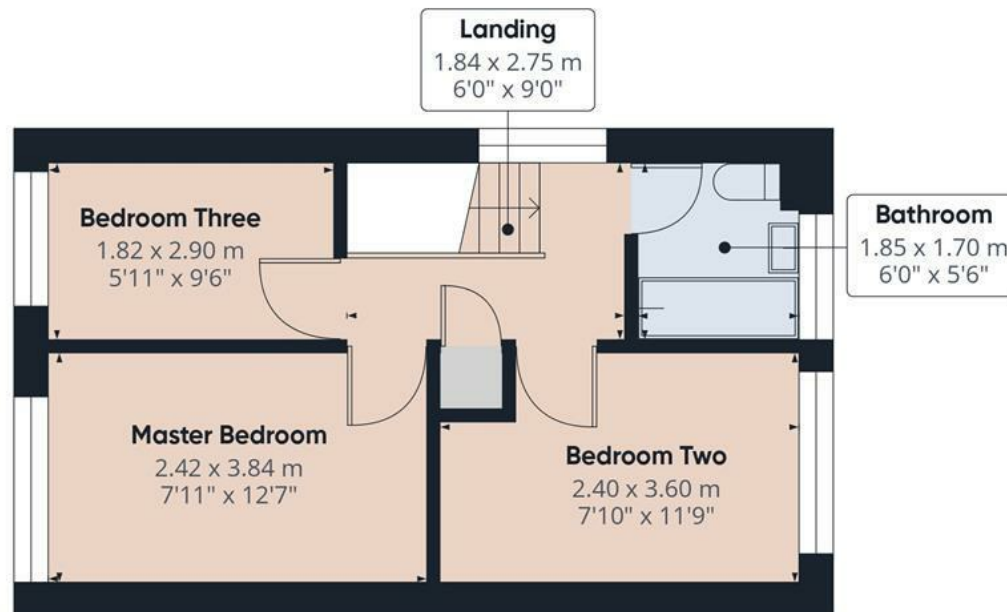








Floor 0



Floor 1



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

69.1 m<sup>2</sup>

742 ft<sup>2</sup>

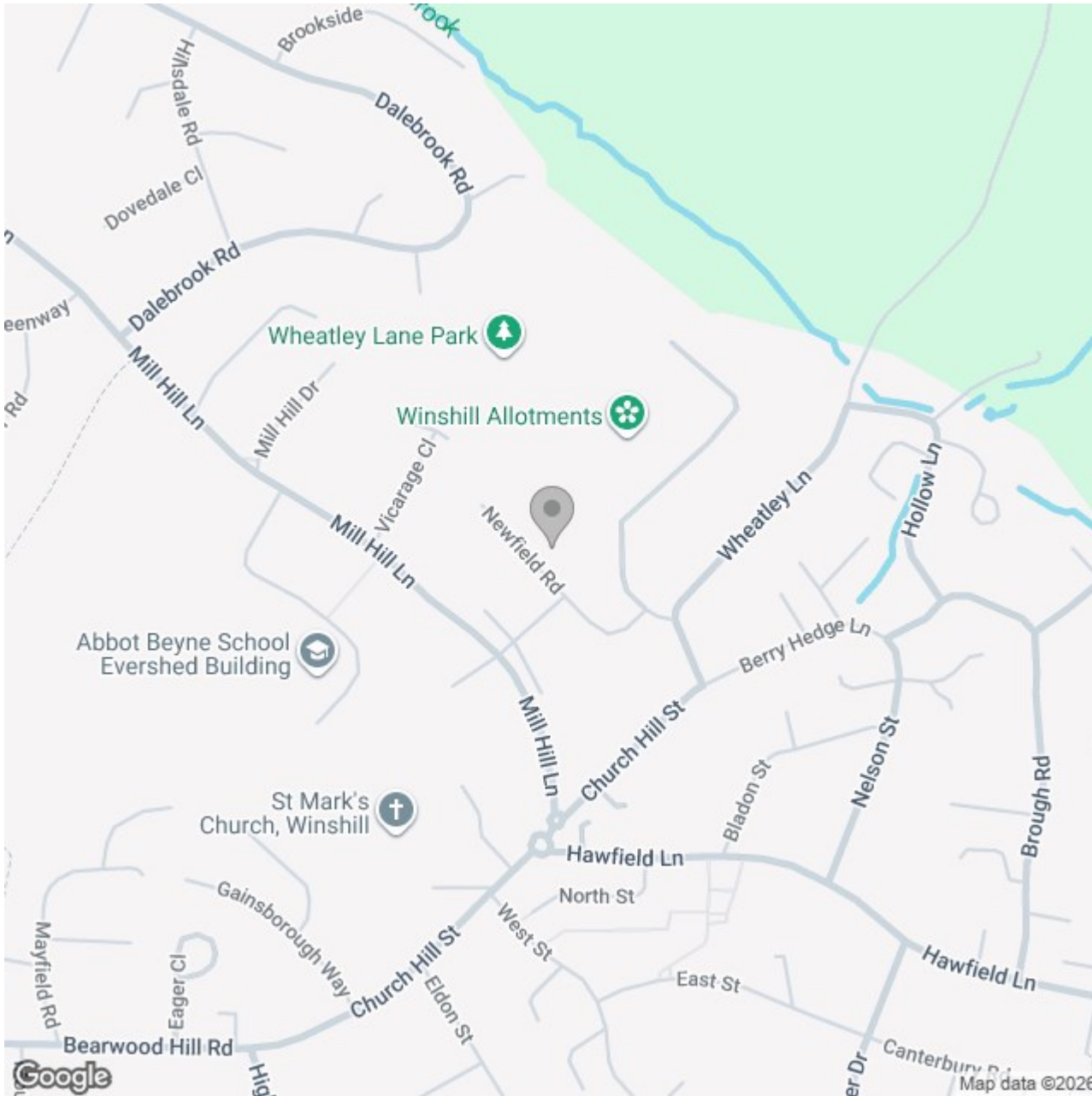
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |