





This beautifully refurbished three-bedroom home is offered with no onward chain and vacant possession, providing an ideal opportunity for a smooth and immediate move. The property has undergone a comprehensive refurbishment programme throughout, blending modern style with practical features.

The open-plan ground floor boasts a spacious living and kitchen/dining area with underfloor heating, exposed brick feature walls, integrated appliances, and a sleek bathroom. Upstairs are three well-appointed bedrooms and a fully boarded loft with lighting and conversion potential (subject to consent).

Externally, the home is accessed via a gated entry leading to a resurfaced driveway and large, meticulously landscaped gardens. The outdoor space also includes various outbuildings to the rear, offering excellent storage or potential for workshop use.

Most of the furniture is available by separate negotiation, making this move-in ready home even more convenient for buyers.



Hallway

Accessed via a uPVC double-glazed entrance door, the hallway includes a meter cupboard housing the electrical consumer unit and electric meter.

Living Area

This stylish open-plan living space features a uPVC double-glazed window to the front elevation and a central heating radiator. The room has been fully replastered and includes attractive exposed brick feature walls. Underfloor heating runs throughout the ground floor, controlled by a wall-mounted thermostat. A recessed media wall provides space for a TV and includes aerial and power points.

Kitchen/Diner

Continuing the open-plan layout and benefiting from underfloor heating and tiled flooring, the kitchen is fitted with a range of matching base and eye-level units with wood block-effect worktops and display cabinets. Integrated appliances include an oven/grill, microwave, four-ring gas hob with matching extractor hood, composite sink and drainer with mixer tap, and dishwasher. Additional appliances may be available by separate negotiation. A useful under-stairs storage cupboard houses the Worcester Bosch gas central heating boiler. Further features include a uPVC double-glazed frosted window to the side elevation, telephone point, and coat hooks. A door from the kitchen leads to the ground-floor bathroom.



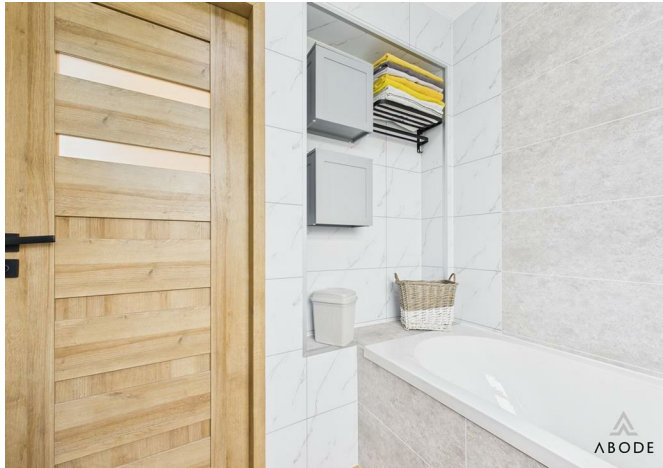
Bathroom

Stylishly presented with complementary floor and wall tiling, the bathroom comprises a modern three-piece suite: panelled bath with waterfall mixer tap and showerhead attachment, a floating wash hand basin with mixer tap, and a low-level WC. Finished with a central heating radiator and extractor fan.









Landing

Featuring a uPVC double-glazed window to the side elevation and access to the loft via a hatch with pull-down ladder. The loft is fully boarded, equipped with lighting, and offers excellent potential for conversion—subject to the necessary planning and building regulation approvals.

Bedroom One

A spacious double bedroom with a uPVC double-glazed window to the front elevation. Benefits include a central heating radiator and a built-in wardrobe with mirrored sliding doors, automatic lighting, and a range of shelving and hanging space.

Bedroom Two

A bright room with a uPVC double-glazed window overlooking the rear garden and a central heating radiator.

Bedroom Three

Also enjoying rear garden views via a uPVC double-glazed window, this bedroom includes a central heating radiator and offers flexibility for use as a bedroom, study, or home office.















Floor 0

Approximate total area⁽¹⁾

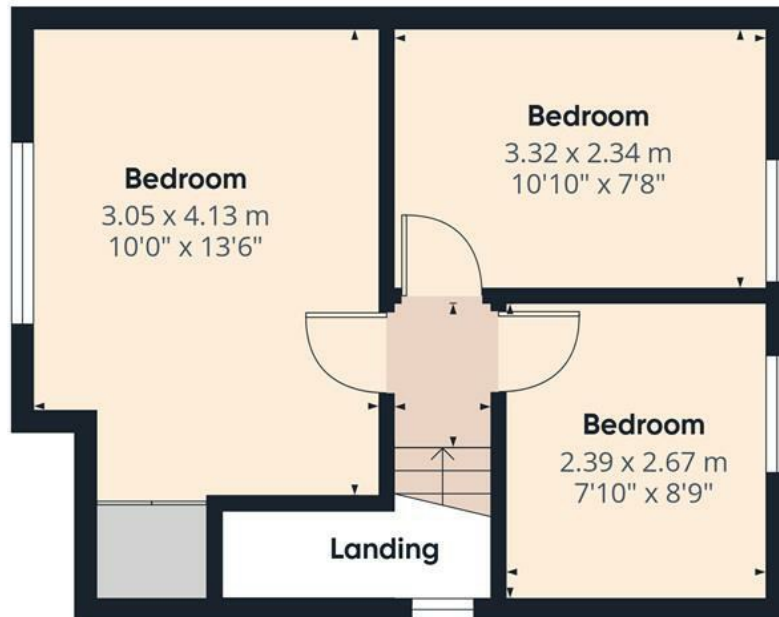
64 m²

689 ft²

Reduced headroom

0.6 m²

7 ft²



Floor 1

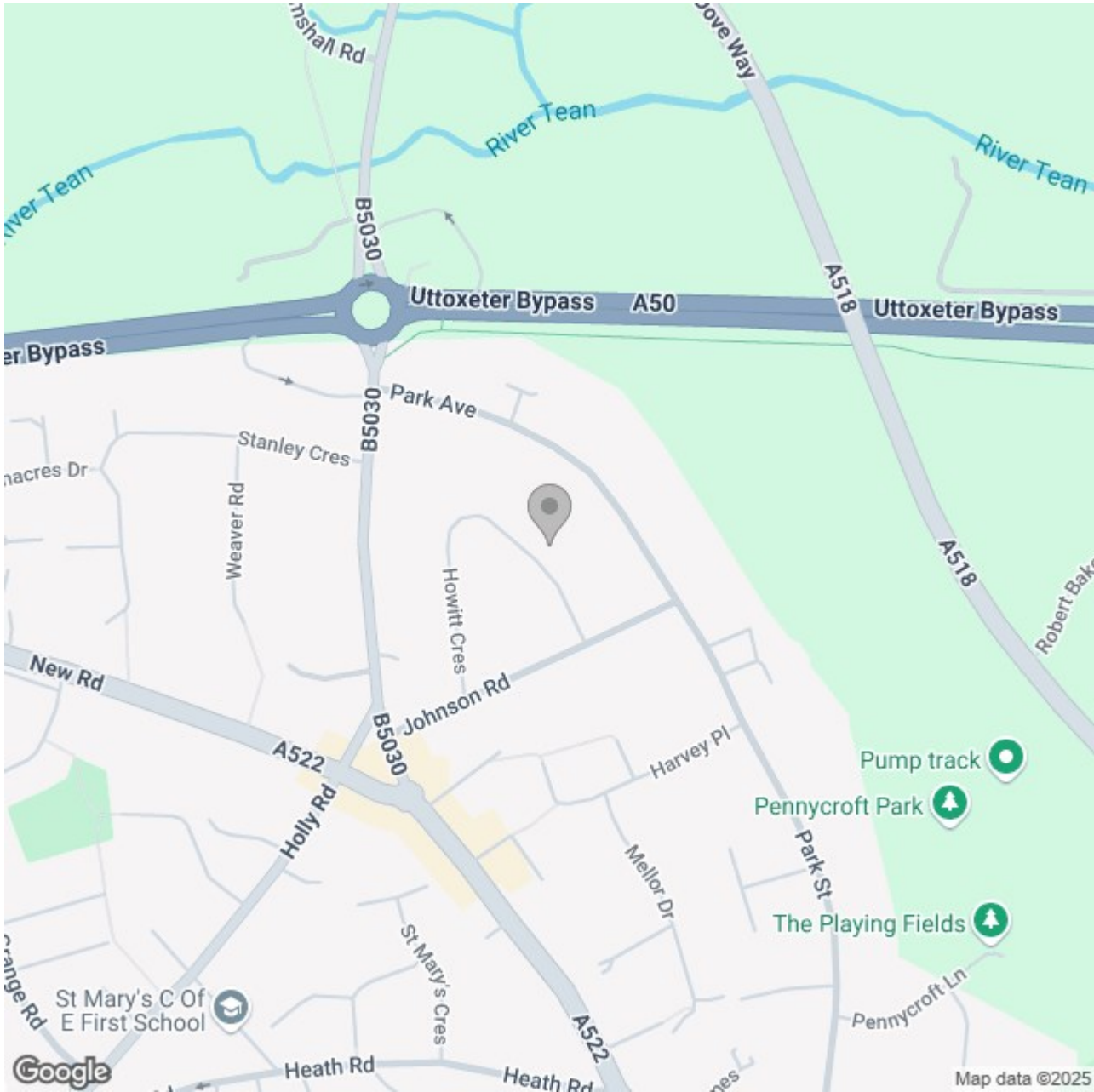
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC