







A beautifully presented two-bedroom semi-detached dormer bungalow, offering well-planned accommodation across two floors, including a spacious living room, modern kitchen, conservatory, and a versatile first-floor bedroom currently used as a craft room. Externally, the property benefits from off-street parking, a detached garage, and a landscaped rear garden, making it an ideal home for a variety of buyers.





## Accommodation

### Ground Floor

The property is accessed via a welcoming hallway with stairs rising to the first floor and doors leading to the main rooms. The living room provides a generous space with a feature fireplace and patio doors opening into the conservatory, allowing plenty of natural light. The conservatory itself provides an excellent second reception space with views over the garden. The modern kitchen is fitted with a range of matching wall and base units, wood-effect preparation work surfaces, integrated oven with extractor hood, and space for appliances. The ground floor further includes a well-proportioned double bedroom with fitted wardrobes and a stylish bathroom comprising a three-piece suite including a bath with shower, wash-hand basin, and low-level WC.

### First Floor

The first floor offers a large second bedroom with two skylights, creating a bright and versatile space. Currently used as a craft room, it provides ample space for a double bed and additional furniture if required.

### Outside

To the front of the property is a gravelled and low-maintenance forecourt with a driveway providing off-street parking, leading to a detached garage situated in the rear courtyard. Gated side access leads to a landscaped rear garden, which features a patio seating area, a lawn bordered with established shrubs and flowerbeds, and a variety of potted plants providing colour and interest.









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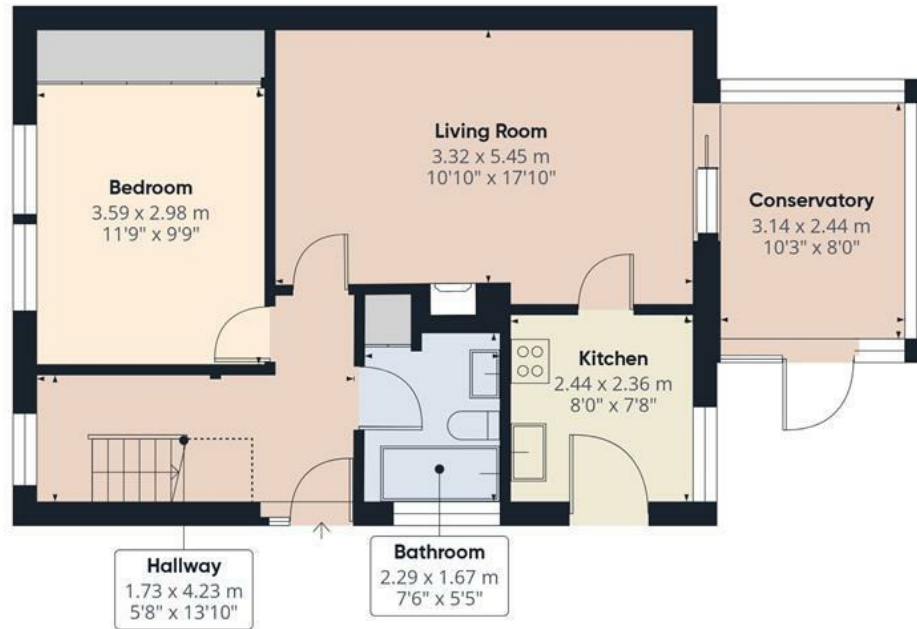












Floor 0



Floor 1

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

79.4 m<sup>2</sup>

856 ft<sup>2</sup>

**Reduced headroom**

6.6 m<sup>2</sup>

71 ft<sup>2</sup>

(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) <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 