







An immaculately presented three-bedroom semi-detached townhouse offering spacious and versatile accommodation set across three floors.

The home boasts a modern fitted kitchen-diner, a generously proportioned sitting room, a ground floor WC, and a master suite with en-suite facilities on the second floor. Externally, the property benefits from off-street parking, a well-maintained rear garden with seating areas, and a timber shed, making it an excellent choice for families and professionals alike.





## Accommodation

### Ground Floor

The property is approached via a welcoming entrance hallway, which provides access to the guest WC and staircase to the upper floors. To the front sits the bright and inviting sitting room, featuring a bay window that floods the space with natural light. To the rear, the modern kitchen-diner is fitted with a range of sleek white wall and base units complemented by wood-effect worktops, integrated oven, hob with extractor hood, and further appliance spaces. French doors open directly onto the rear garden, enhancing the sense of space and light while providing an ideal setting for entertaining.

### First Floor

The landing provides access to two generously sized bedrooms, both of which are well proportioned. The family bathroom is also situated on this level and is fitted with a three-piece suite comprising a panelled bath, wash hand basin, and low-level WC, with a window to the rear aspect.

### Second Floor

Occupying the top floor, the master suite is a standout feature of this home. The spacious bedroom offers ample room for furnishings, complemented by a built-in wardrobe area and an en-suite shower room fitted with a shower cubicle, wash hand basin, and WC.

### Outside

To the front, the property enjoys a driveway providing off-street parking. The rear garden has



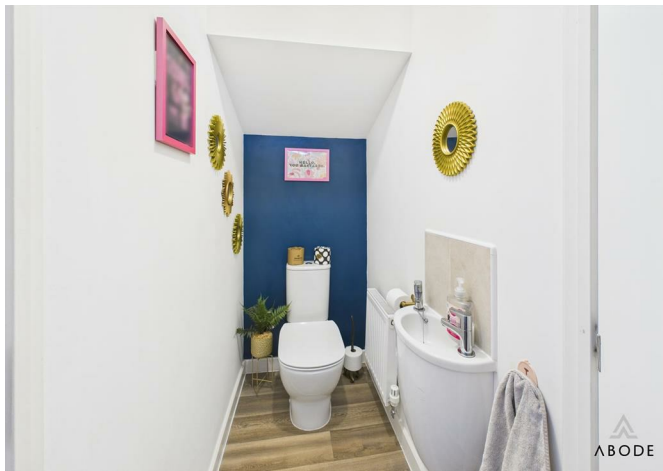
been thoughtfully landscaped to include a patio seating area adjacent to the house, a lawn bordered by fencing for privacy, and a further patio area with pergola, ideal for outdoor dining. A timber shed provides useful storage space.







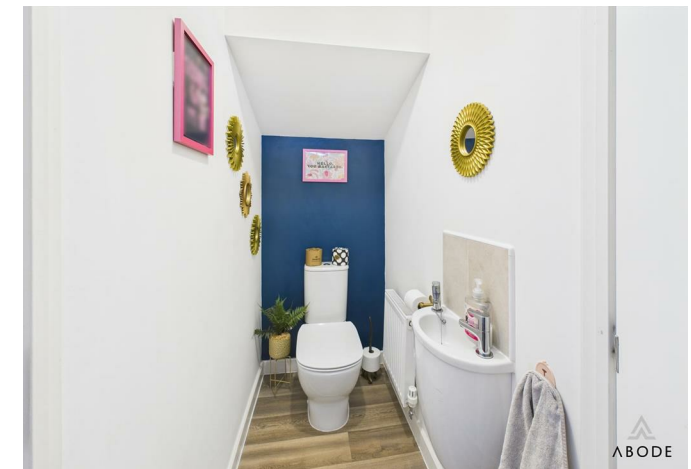


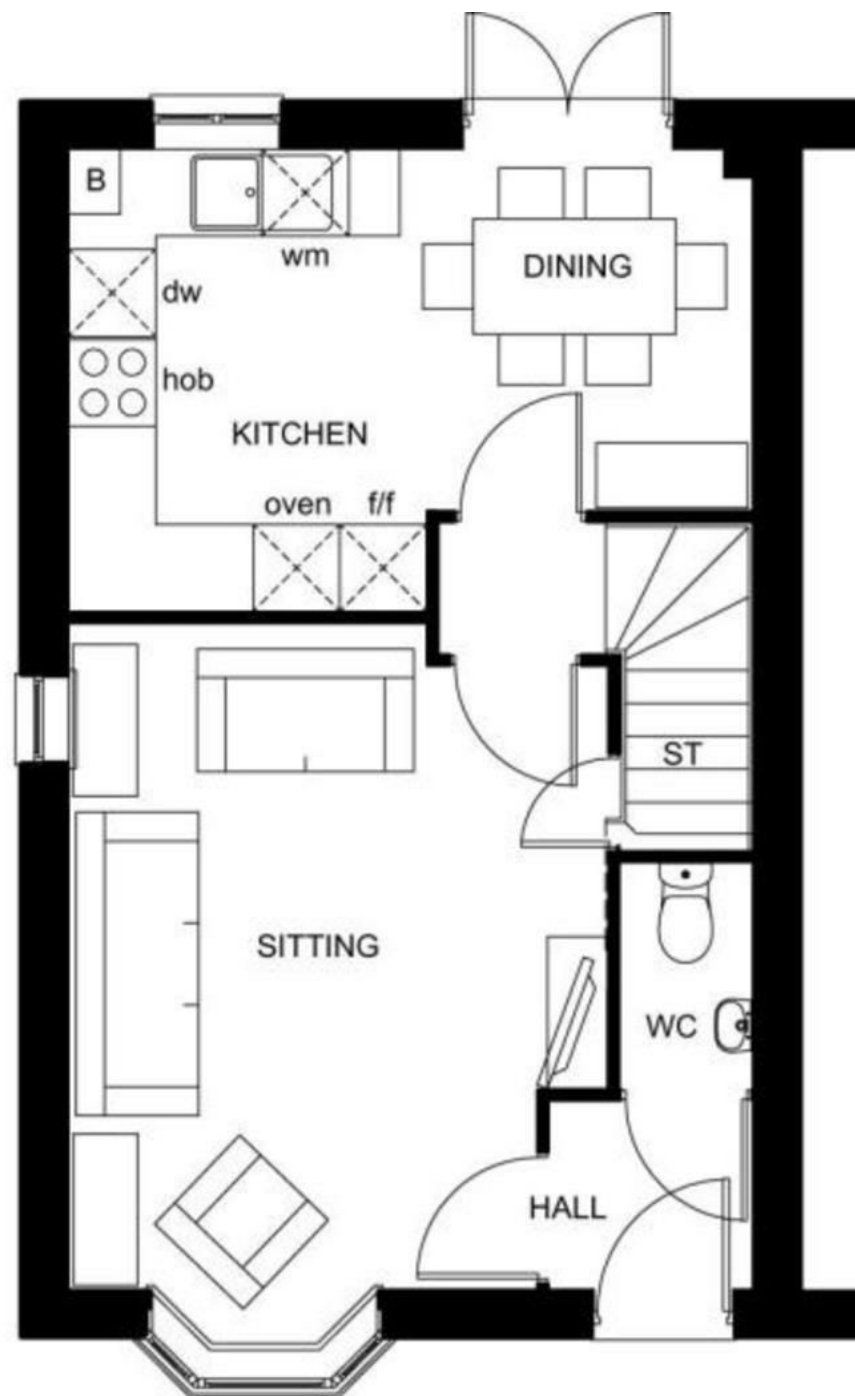




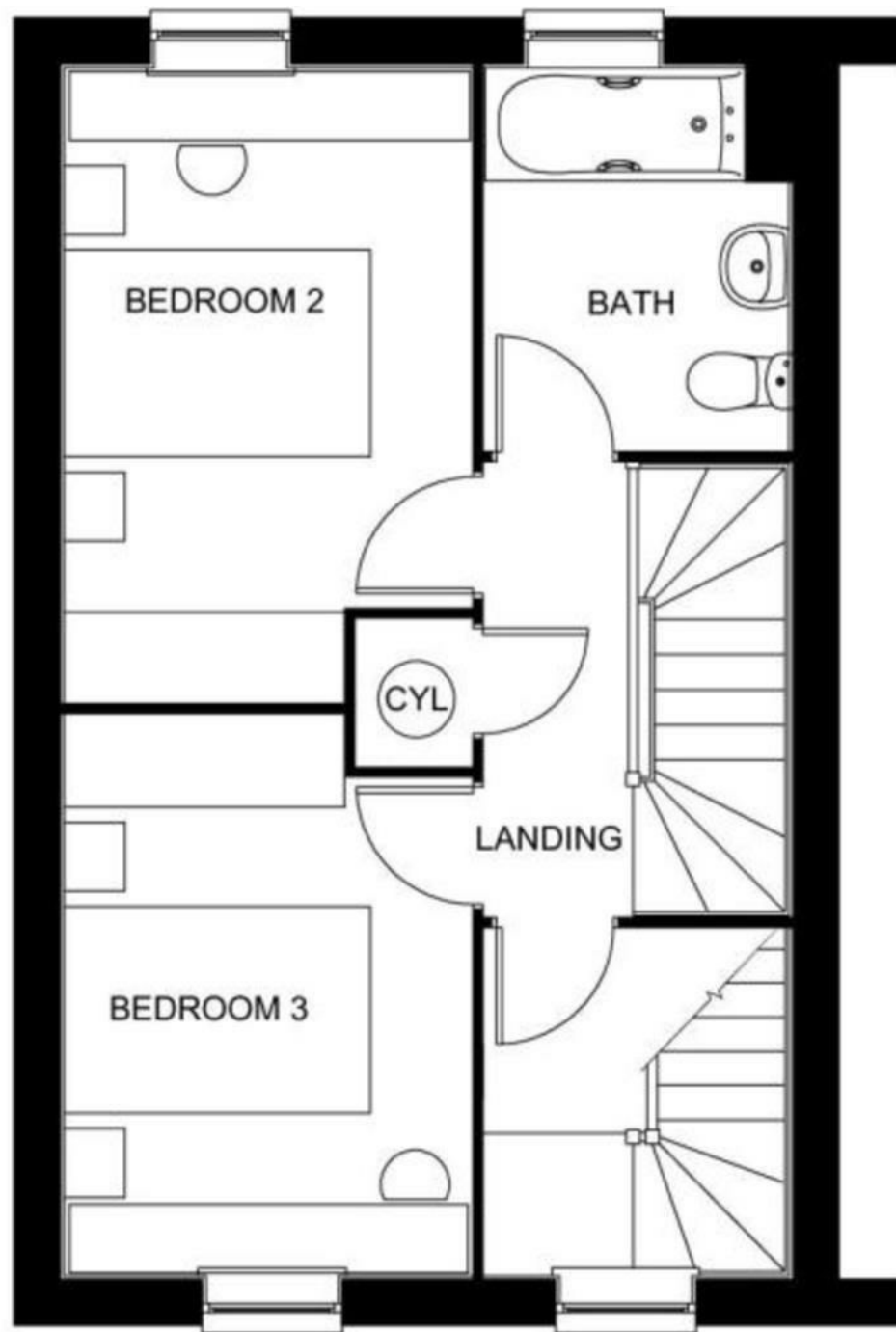














## Energy Efficiency Rating

	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 	