





An attractive and well-proportioned three-bedroom detached property, offering a blend of character features and modern conveniences. The home provides two reception rooms, a spacious kitchen diner, utility room, conservatory, guest WC, and a well-appointed family bathroom. With a generous rear garden and a sought-after non-estate location, this property makes an excellent family home.



## PLEASE NOTE

SOME PHOTOGRAPHS HAVE BEEN VIRTUALLY STAGED FOR ILLUSTRATIVE PURPOSES

### Accommodation

#### Ground Floor

The property is entered via a front door into a welcoming hallway with stairs rising to the first floor. To the front, the living room features a large bay window with shutters, a fireplace with decorative surround, and ample space for seating. Adjacent is a second sitting room, offering a further fireplace and built-in shelving, ideal for use as a snug or family room.

The kitchen diner, positioned to the rear, is well-proportioned and fitted with a range of wall and base units, tiled splashbacks, and ample preparation surfaces. A doorway leads into the utility room, which provides additional storage and appliance space. From here, there is access to a conservatory overlooking the rear garden, creating an excellent space for dining or relaxation. Completing the ground floor is a useful guest cloakroom with WC and wash-hand basin.

#### First Floors

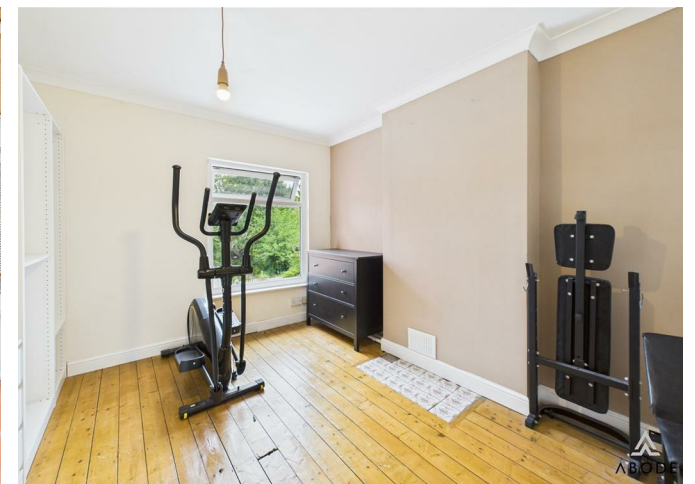
The first-floor landing provides access to three well-sized bedrooms. The master bedroom, set to the front, enjoys a feature fireplace and a large window allowing natural light. The second and third bedrooms, both doubles, are positioned to the rear and include ample space for furnishings. The family bathroom is fitted with a modern four-piece suite, comprising a corner bath, walk-in shower, wash-hand basin set within a vanity unit, and a WC, complemented by tiled walls and flooring.



#### Outside

To the front, the property is set behind a low brick wall with a small fore garden and pedestrian pathway to the entrance. The rear garden is of excellent length, mainly laid to lawn, with fenced boundaries and mature planting, offering a private and versatile outdoor space ideal for family use and entertaining.









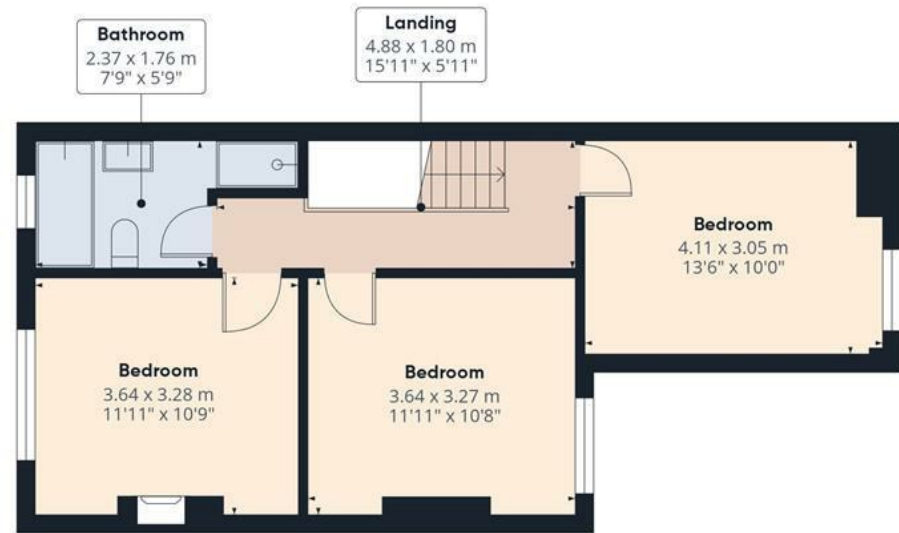








Floor 0



Floor 1

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

120.9 m<sup>2</sup>

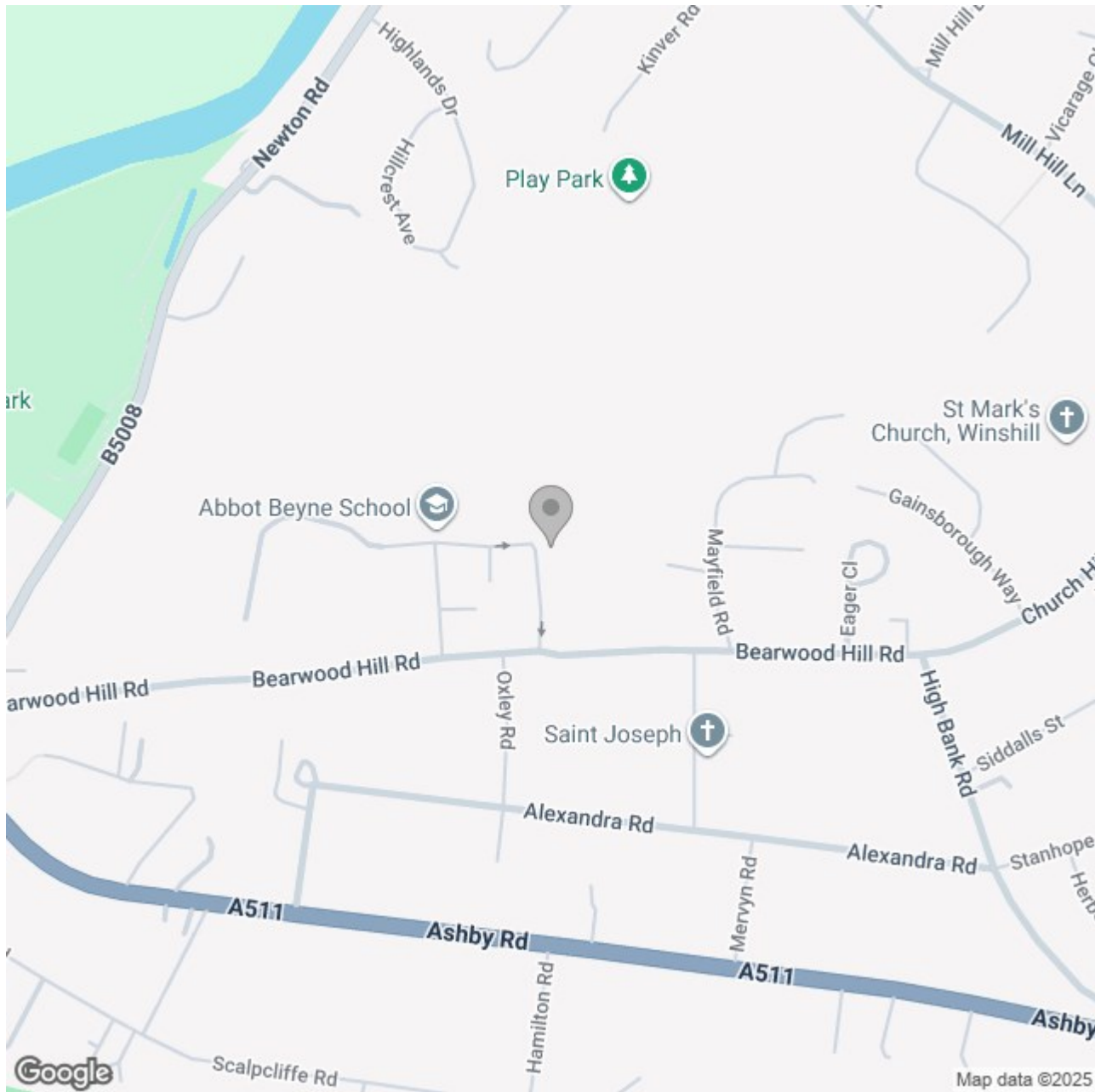
1301 ft<sup>2</sup>

(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.

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>		<b>55</b>
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC