





This modern semi-detached home offers well-presented accommodation across two floors, featuring three bedrooms, an en-suite to the master, a family bathroom, a guest WC on the ground floor, and a contemporary kitchen with French doors opening onto the rear garden. The property benefits from gas central heating, UPVC double glazing many including fitted blinds, and off-street parking for two vehicles, making it an ideal choice for a range of buyers.



Accommodation

Ground Floor

A front entrance door opens into the hallway with access to the guest WC and lounge. The lounge is a good-sized reception room with a front-facing UPVC window, carpeted flooring, and a central heating radiator. To the rear, the kitchen is fitted with a selection of modern gloss wall and base units, integrated oven with hob and extractor, and an integrated fridge/freezer. There is also a useful storage cupboard, and French doors provide access out to the rear garden.

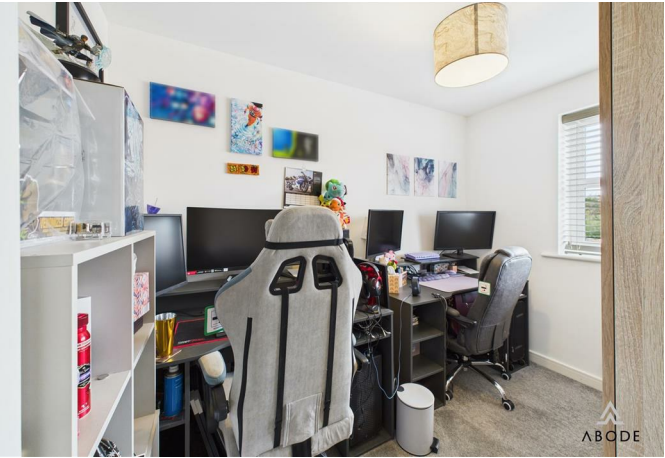
First Floor

The landing gives access to three bedrooms and the family bathroom. The master bedroom is a double room with a UPVC window to the front elevation, fitted carpet, central heating radiator, and a door leading to the en-suite. The en-suite is fitted with a shower cubicle, wash hand basin, low-level WC, and radiator. The second bedroom is also a double with rear aspect, while the third bedroom is a single room, also rear-facing. The family bathroom is fitted with a panelled bath with shower, wash hand basin, low-level WC, part-tiled walls, and radiator.

Outside

To the front, the property offers a tarmac driveway providing off-street parking for two vehicles. To the rear, there is an enclosed garden with lawn and timber fencing to the boundaries, creating a secure outdoor space.









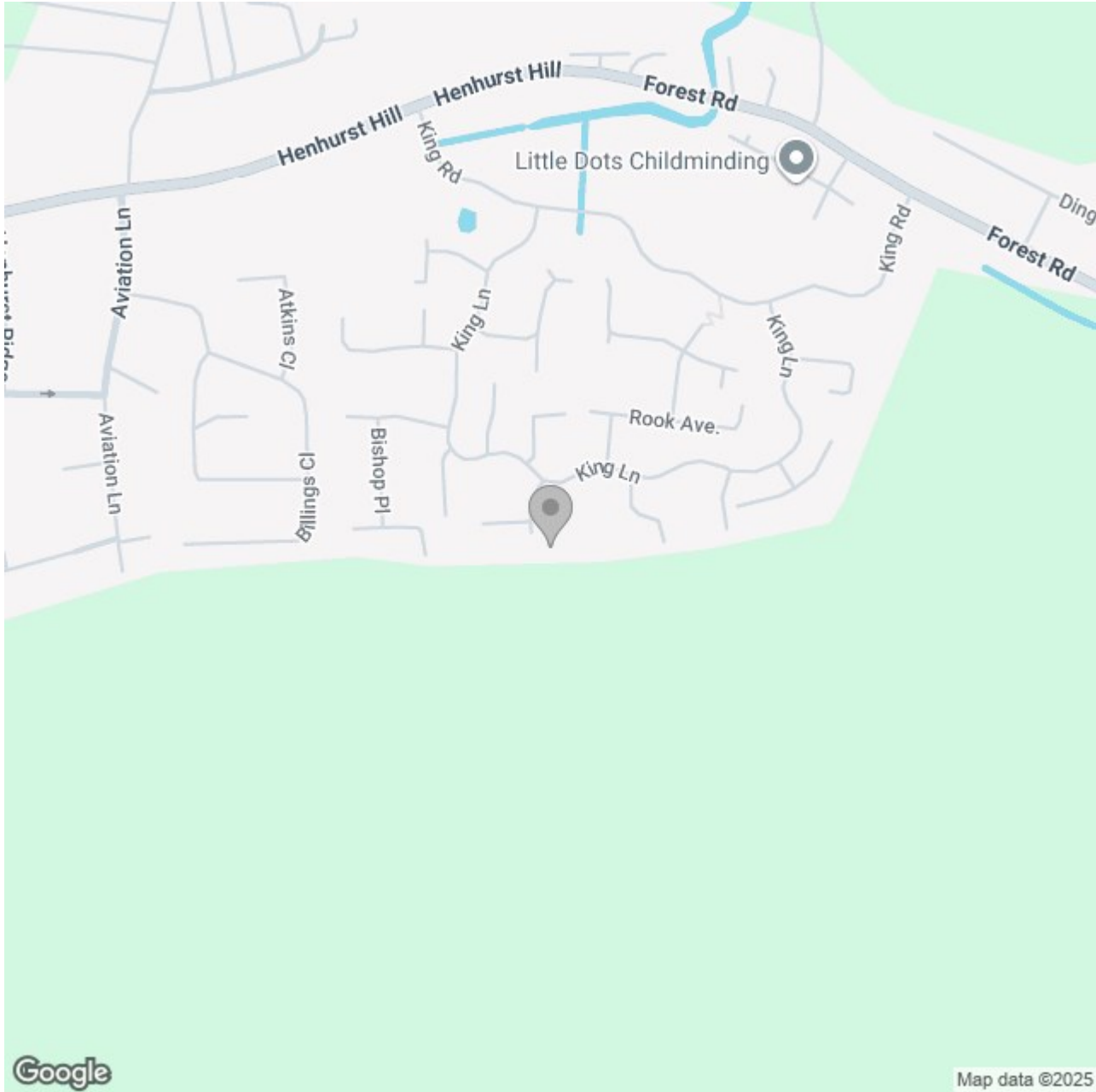
Ground Floor

Kitchen/ Dining Area	4.560m x 3.290m (max)	15'0" x 10'10" (max)
Living Room	4.270m x 3.470m (max)	14'0" x 11'5" (max)



First Floor

Bedroom 1	3.710m x 3.350m (max)	12'2" x 11'0" (max)
Bedroom 2	3.120m x 2.250m	10'3" x 7'5"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	