





An attractive three-bedroom semi-detached home, occupying a generous garden plot within a sought-after location. The property has been well maintained and improved, featuring a modern fitted kitchen with an open-plan garden room, a bright lounge, three bedrooms, and a contemporary family bathroom. The home further benefits from a block-paved driveway providing off-street parking and a large south-facing rear garden.



Accommodation

Ground Floor

The property is entered via a welcoming hallway with stairs rising to the first floor and doors leading off. The front-facing lounge offers a light and comfortable living space with a feature fireplace as its focal point. To the rear, the refitted kitchen is appointed with a range of modern wall and base units, complemented by wooden block work surfaces and a central island incorporating a ceramic sink. The kitchen opens into the garden room, a superb living and dining space with a roof lantern and bi-folding doors leading out to the rear garden. Completing the ground floor is a guest WC, a useful utility cupboard, and a further storage cupboard.

First Floor

The landing has a fitted cupboard and a side window, with access to three bedrooms and the family bathroom. The main bedroom is situated to the front elevation and benefits from fitted wardrobes across one wall. The second double bedroom overlooks the rear garden and also includes fitted wardrobes. The third bedroom, positioned to the front, provides a versatile space suitable for a study, nursery, or single bedroom. The family bathroom is finished with modern tiling and comprises a bath with rainfall shower over, a wash hand basin, and a WC.

Outside

The property is approached via shared access leading to a good-sized block-paved driveway providing ample off-street parking. To the rear, the

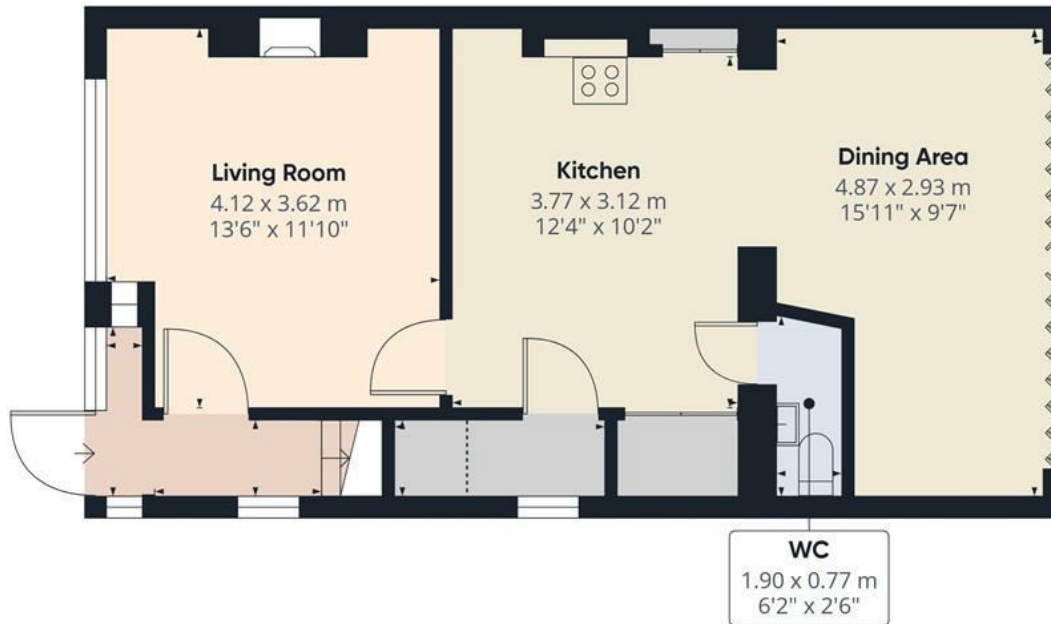


south-facing garden is a particular feature, offering generous lawned areas alongside patio and seating spaces, ideal for outdoor entertaining. Gated side access is also provided.









Floor 0



Floor 1

Approximate total area⁽¹⁾

77.6 m²

834 ft²

Reduced headroom

0.7 m²

7 ft²

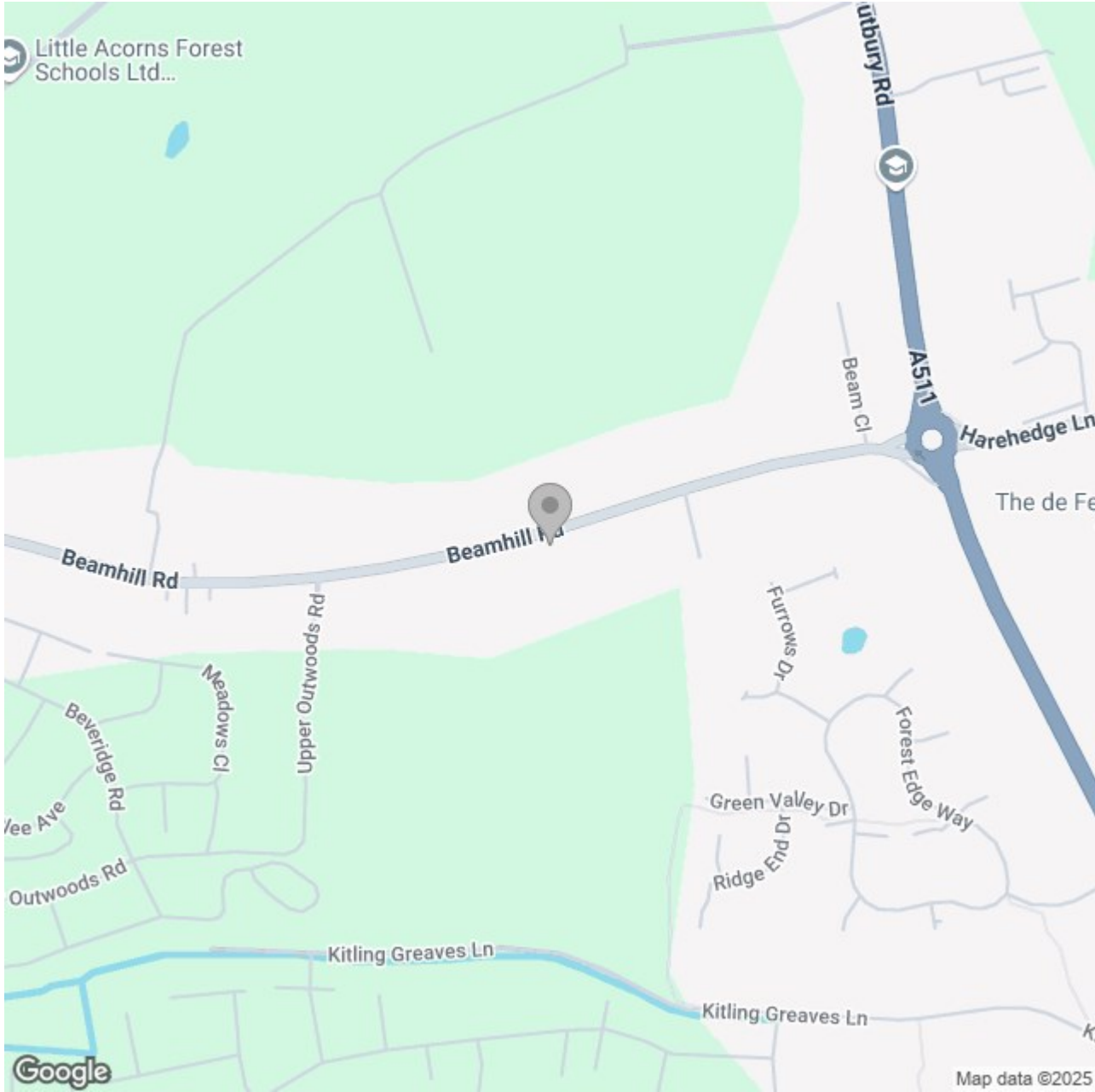
(1) Excluding balconies and terraces

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	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC