





Situated within a modern residential development, this beautifully presented two-bedroom home offers contemporary living with a stylish interior and practical layout. Highlights include a spacious living room, a modern kitchen-diner with French doors opening onto the garden, two double bedrooms, a sleek bathroom, and a convenient ground floor WC. The property further benefits from off-street parking at the front and an enclosed rear garden, making it an ideal choice for first-time buyers, professionals, or small families.



Accommodation

Ground Floor

The accommodation begins with a welcoming living room set to the front elevation, filled with natural light through a wide window. From here, a door leads to the inner hallway, where there is access to the downstairs WC. The rear of the property is home to a well-designed kitchen-diner, fitted with a range of modern gloss wall and base units, integrated oven and hob with extractor over, space for further appliances, and ample worktop preparation space. French doors open directly onto the rear garden, creating a seamless indoor-outdoor flow ideal for entertaining or family living.

First Floor

The first-floor landing provides access to two well-proportioned double bedrooms. The principal bedroom sits to the front aspect and comfortably accommodates a range of furniture, while the second bedroom overlooks the rear garden. Serving both bedrooms is a contemporary family bathroom, complete with a three-piece suite comprising panelled bath with shower over and screen, wash-hand basin, and low-level WC, complemented by stylish tiled surrounds and a heated towel rail.

Outside

To the front of the property is a block-paved driveway providing off-street parking. The rear garden is fully enclosed by timber fencing and has been landscaped to include a lawn, patio seating



area, and planted borders, offering a private and manageable outdoor space ideal for relaxing or entertaining.

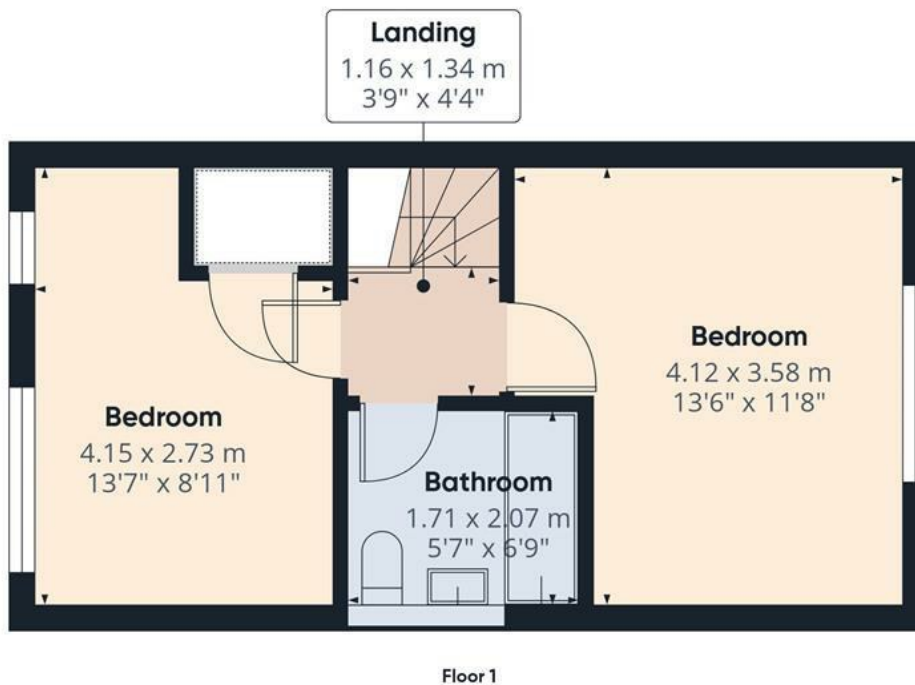
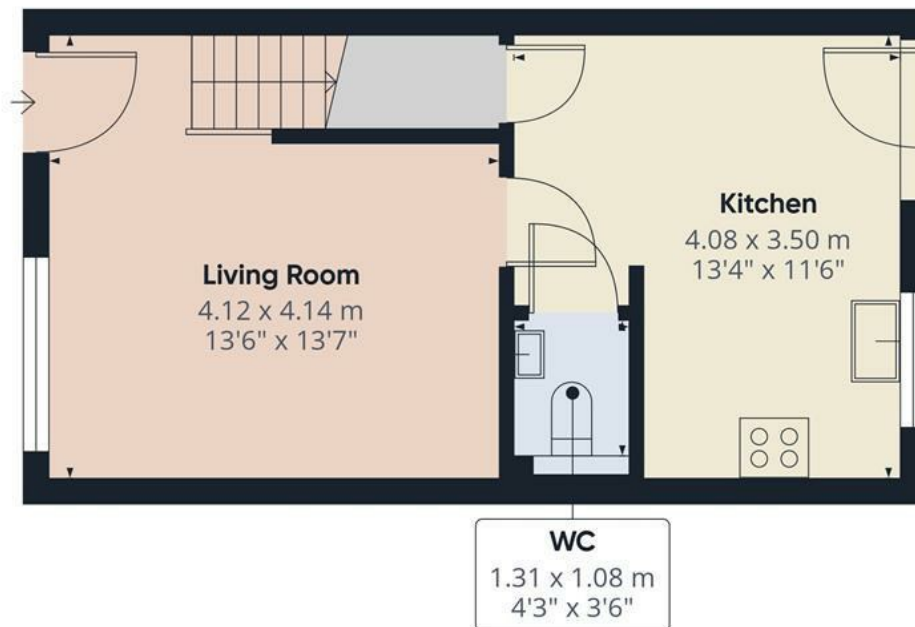












Approximate total area⁽¹⁾

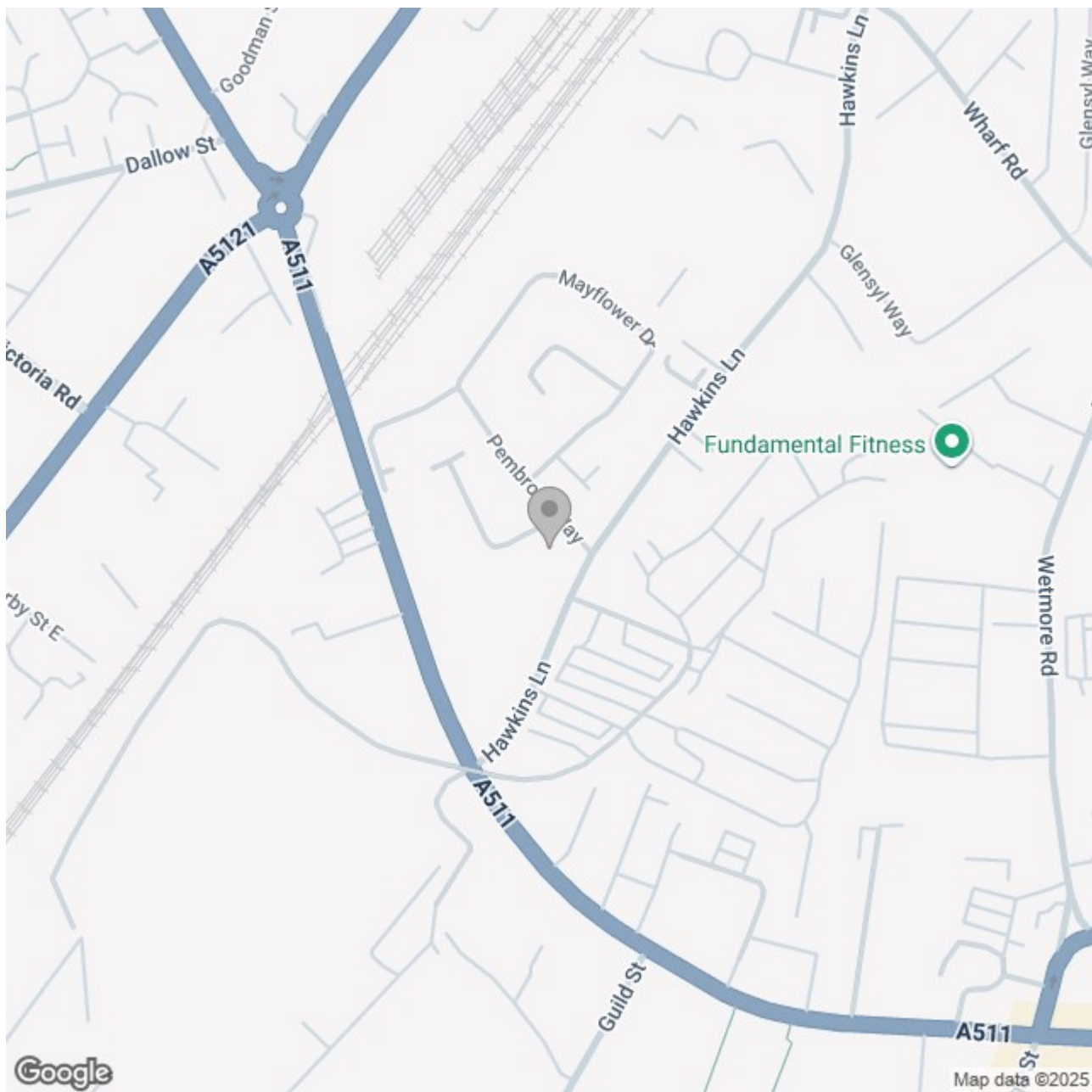
60.1 m²

647 ft²

(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) A		
(81-91) B		
(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
 