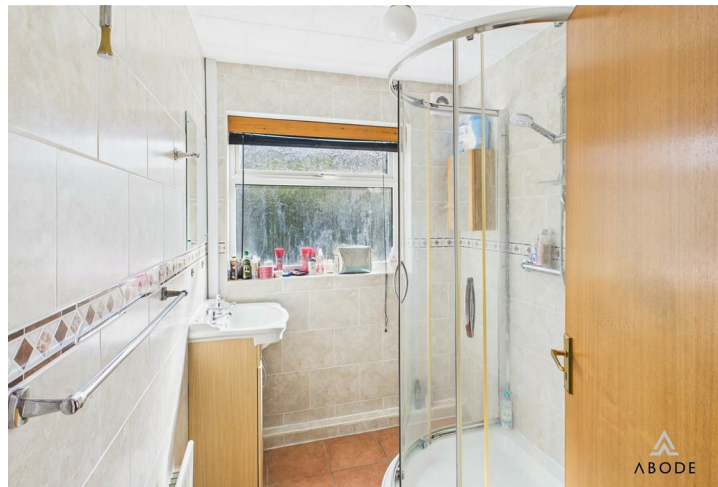




*** OFFERED FOR SALE WITH NO
UPWARD CHAIN *** VILLAGE LOCATION

This three-bedroom detached home offers an excellent opportunity for buyers seeking a property with generous outside space and scope for modernisation. Positioned on a good-sized plot, the home features flexible living accommodation with the added benefit of a ground floor bedroom or dining room, a garage, and a large rear garden. With its attractive frontage and driveway, this property presents a chance to create a superb family home in a well-regarded residential area.




ABODE
SALES & LETTINGS

Ground Floor

The accommodation is entered through the front door into a welcoming hallway with stairs rising to the first floor. To the right-hand side, a spacious living room runs the length of the property, filled with natural light from a front facing bay window and rear sliding doors opening onto the garden. A feature fireplace with log-burning stove provides a central focal point to the room.

The kitchen is located at the rear and includes a range of fitted wall and base units with preparation work surfaces, tiled splashbacks, and space for appliances. A large window enjoys views over the garden, and a side door provides access to the driveway and garage.

A versatile ground floor room is currently used as a bedroom but would also make an ideal dining room or study. Completing the ground floor is a shower room fitted with a walk-in shower cubicle, wash hand basin, and WC.

First Floor

The first floor landing provides access to three bedrooms, all enjoying pleasant outlooks. The master bedroom is a generously proportioned double with space for wardrobes. The second bedroom is another double, while the third is a comfortable single. A separate WC with wash hand basin serves the first floor.

Outside

The property is set behind a gated entrance leading onto a large driveway providing ample off-street



parking and access to the garage. The front garden is laid to lawn with established borders. To the rear, the impressive garden is mainly laid to lawn with mature trees, hedging, and planting, offering excellent privacy and space for outdoor entertaining. A patio area adjoins the rear of the home, providing a pleasant seating spot.

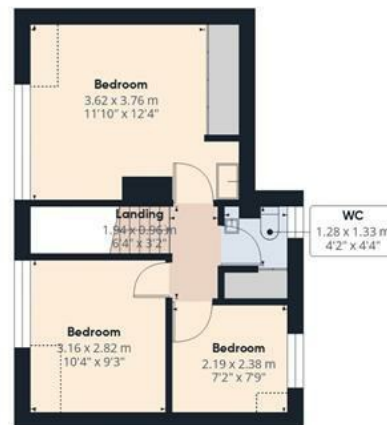








Floor 0



Floor 1



Approximate total area⁽¹⁾

106 m²

1142 ft²

Reduced headroom

1.7 m²

18 ft²

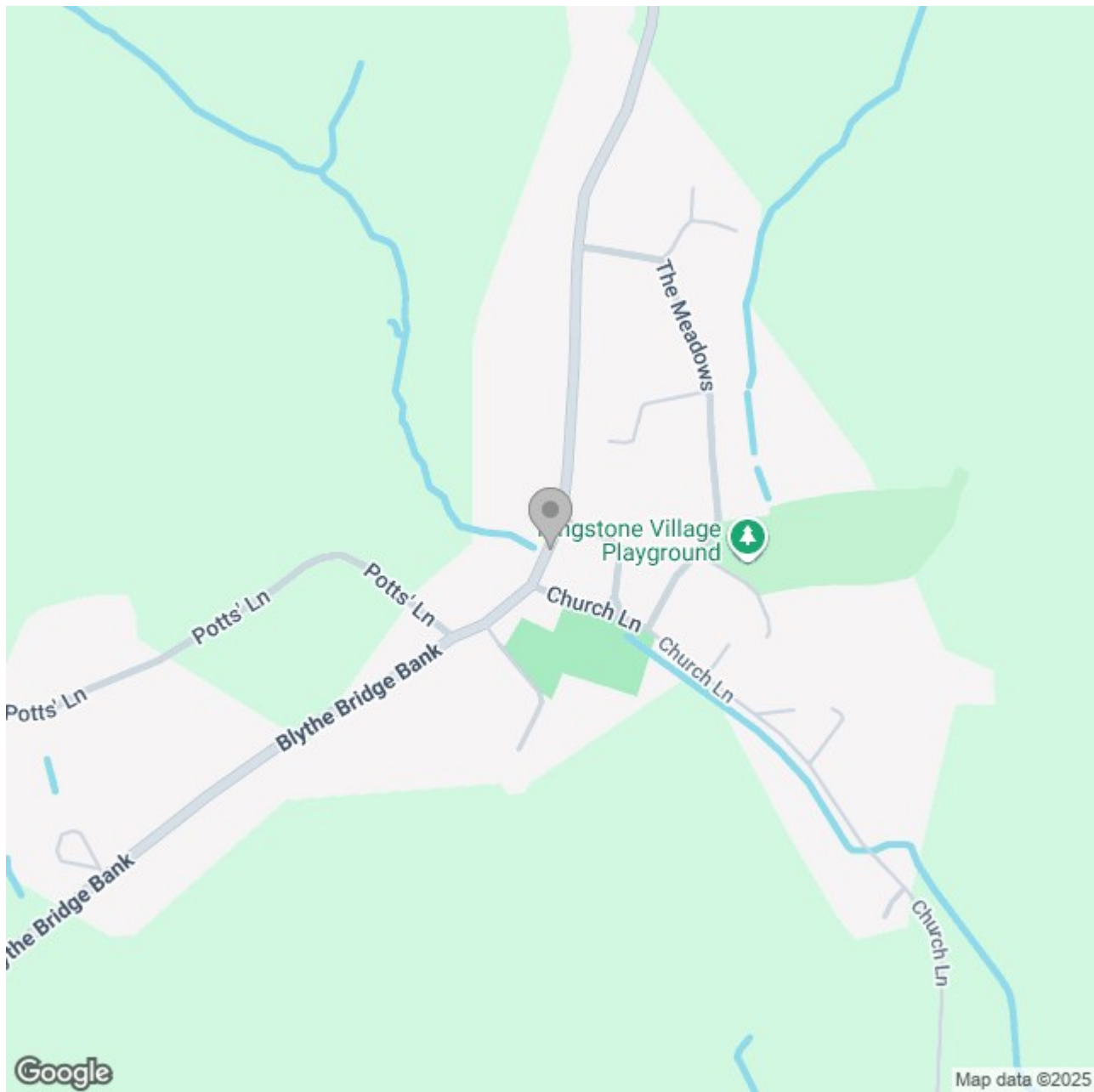
(1) Excluding balconies and terraces

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		82
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC