





This deceptively spacious three-storey mid-townhouse has been thoughtfully extended to the rear and into the roof space, creating a versatile four-bedroom home. The property offers a welcoming lounge, an open-plan kitchen diner, and a bright garden room overlooking the mature rear garden. The first floor provides three bedrooms and a family bathroom, while the top floor is dedicated to a master suite with an en-suite shower room. Outside, there is a double-width driveway providing off-street parking and a shared gated entry leading to the rear garden. Available with no onward chain, this property is ideal for families looking for generous living space in a sought-after residential location.



Accommodation

Ground Floor

The accommodation is entered via a UPVC front door opening into the entrance hallway, with stairs rising to the first floor. The front-aspect lounge features a walk-in UPVC bay window and a feature fireplace, creating a welcoming reception space. From here, a door leads into the open-plan kitchen diner, which is fitted with a range of modern gloss-fronted base and wall units, complemented by work surfaces and tiled splash backs. Integrated appliances include an oven, four-ring gas hob, extractor, and concealed dishwasher, with additional space for a washing machine and fridge freezer. The dining area has space for a family table and UPVC French doors opening into the garden room.

The garden room is a versatile addition to the home, benefitting from UPVC double-glazed windows, a skylight, and French doors leading out to the rear garden, making it an ideal space for entertaining and everyday family living.

First Floor

The first floor provides three well-proportioned bedrooms. The second bedroom, located at the rear, enjoys garden views and includes a built-in storage cupboard. Bedrooms three and four are positioned at the front and side elevations. The family bathroom is fitted with a three-piece suite comprising a bath, wash hand basin, and low-level WC.



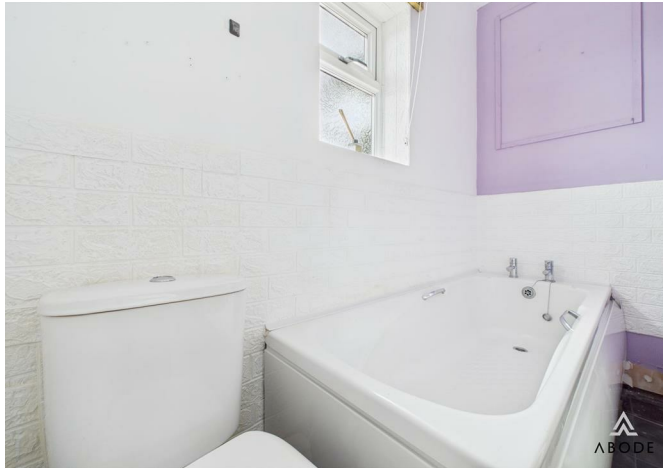
Second Floor

A staircase rises to the second floor, where the master bedroom is located within a dormer conversion. This spacious double room benefits from a rear-facing dormer window and access to its own en-suite shower room, which is fitted with a WC, wash hand basin, and a walk-in shower enclosure.

Outside







To the front, the property is set back from the road with a double-width block-paved driveway providing off-street parking. A shared gated entry gives access to the rear garden, which has been landscaped with a paved patio area, steps down to a lawn, and a variety of mature plants and raised planters. At the far end of the garden, a further patio area offers a private seating spot, enhanced by surrounding trees.



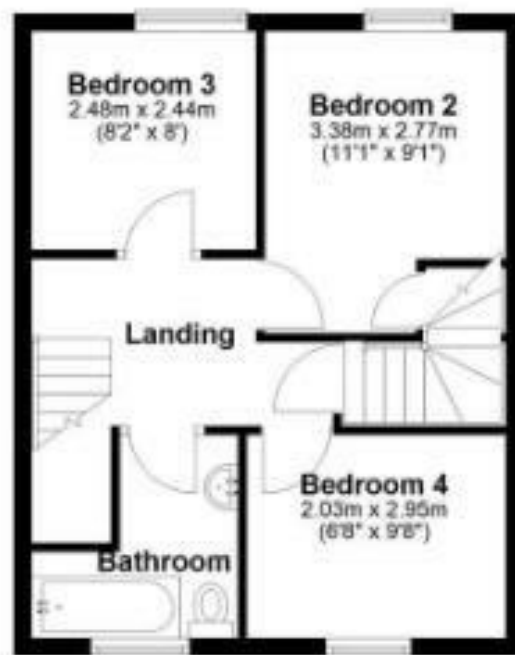




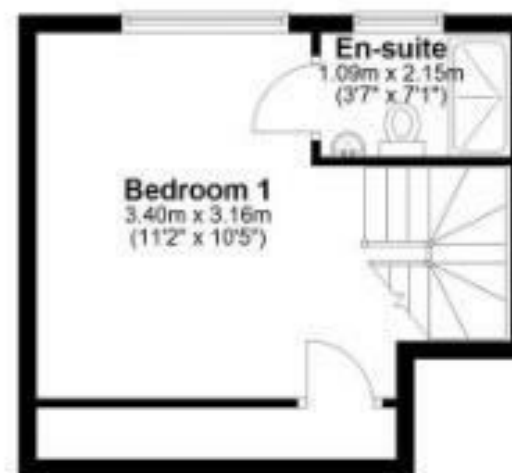
Ground Floor

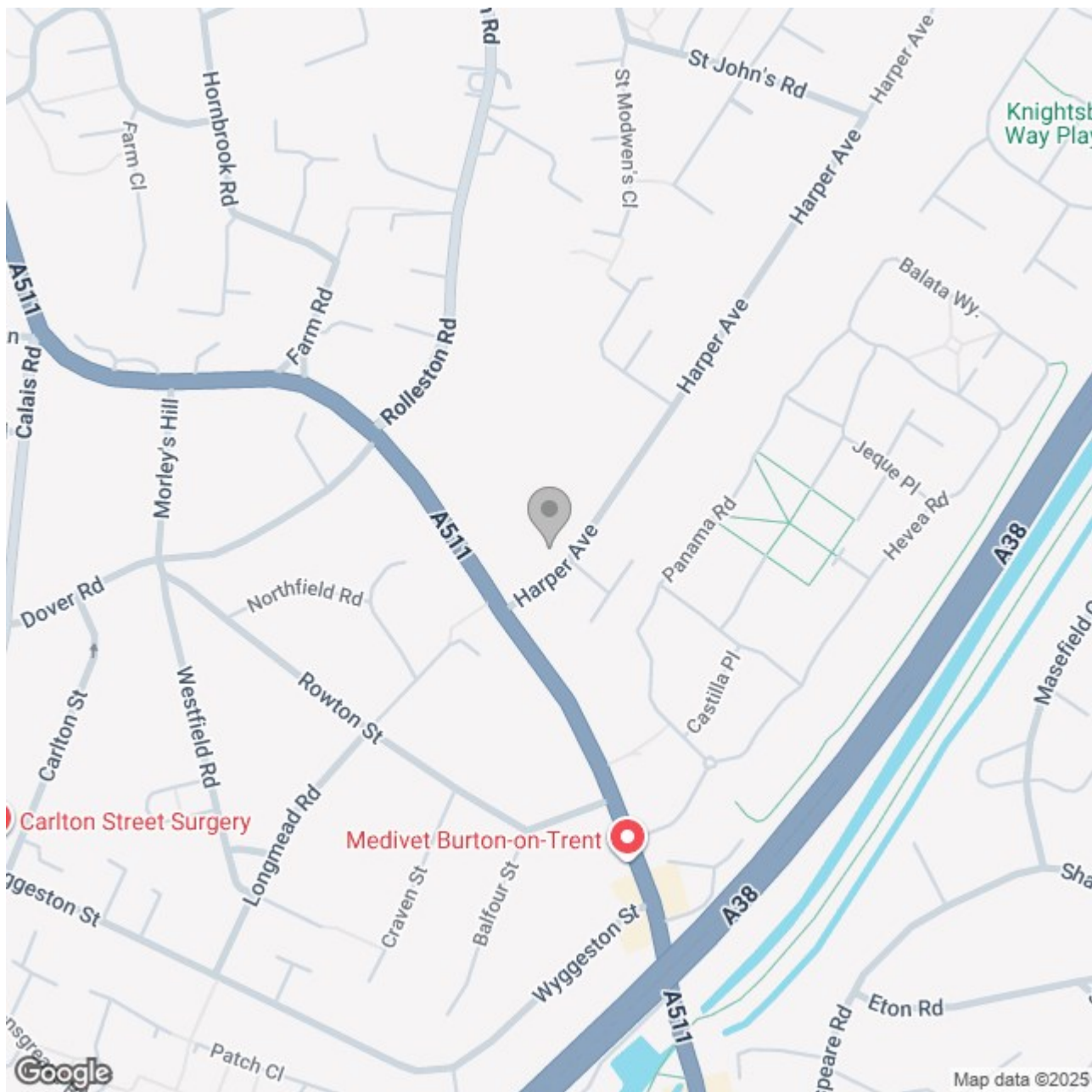


First Floor



Second Floor





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(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 	