





Ideal for first-time buyers or those looking to move up or down the property ladder, this well-proportioned three-bedroom semi-detached home offers spacious accommodation and modern upgrades. Situated on a sought-after road with easy access to the town centre, amenities, and the local three-tier school system, it occupies a generous corner plot with ample parking and a detached garage/workshop.

Inside, a welcoming hall leads to a bright lounge with feature fire and a separate dining room opening to the rear patio and garden. The refitted kitchen includes modern units, built-in oven and hob, and garden views, with access to a useful side porch. Upstairs are three good-sized bedrooms and a stylish refitted bathroom with bath, shower, and heated towel rail.

Outside, there are lawned front and rear gardens, a block-paved driveway, and a detached garage with electric roller door and workshop area.

A well-presented home in a prime location — viewing highly recommended.



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Entrance Hallway

Entered via a UPVC double-glazed frosted front door with a matching side window. The hallway features a staircase rising to the first-floor landing, a useful under-stairs storage cupboard, central heating radiator, recently refitted electrical consumer unit, telephone point, and a meter cupboard housing the electric meter. Internal doors lead to the main ground-floor rooms.

Kitchen

A well-appointed and modern kitchen fitted with a range of matching base and eye-level units and drawers with marble-effect drop-edge work surfaces and complementary tiled splashbacks. Integrated features include a one-and-a-half stainless steel sink and drainer with spray mixer tap, a newly fitted four-ring induction hob with extractor, and an electric oven and grill. There is plumbing and space for freestanding under-counter white goods, soft-close cupboards, pull-out recycling bins, and cutlery drawers. A glazed side window, central heating radiator, and a UPVC double-glazed frosted door open into the conservatory.

Lounge

With UPVC double glazed window to rear elevation, double radiators, laminate flooring, coving to ceiling and UPVC door to conservatory.

Dining Room

With a set of UPVC double-glazed sliding doors opening onto the rear patio, central heating radiator, and an internal door leading to the kitchen.



Conservatory

A lovely additional living space enjoying UPVC double-glazed windows to the front, side, and rear elevations, and double doors leading out to both the front and rear gardens, providing an ideal spot for relaxation or entertaining.







First Floor Landing

With UPVC double-glazed window to the side elevation, smoke alarm, thermostat, and access to the loft via hatch. There is also a former airing cupboard housing the gas central heating boiler. Internal doors lead to all bedrooms and the bathroom.

Bedroom One

A generous double bedroom with a UPVC double-glazed window to the front elevation, central heating radiator, and a built-in double wardrobe with hanging rails and shelving.

Bedroom Two

With a UPVC double-glazed window to the rear elevation and central heating radiator.

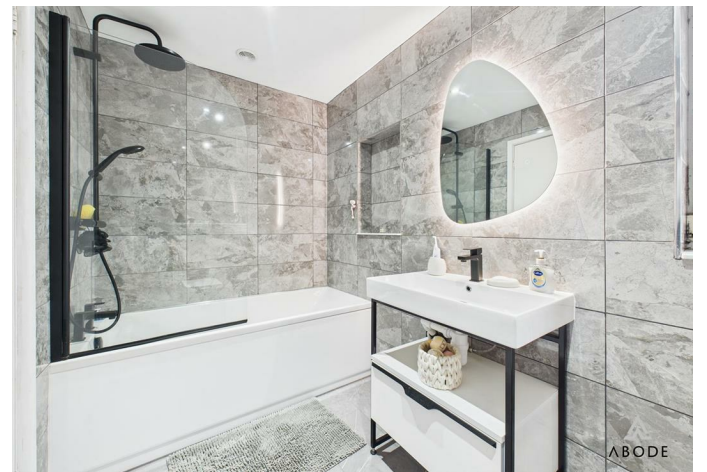
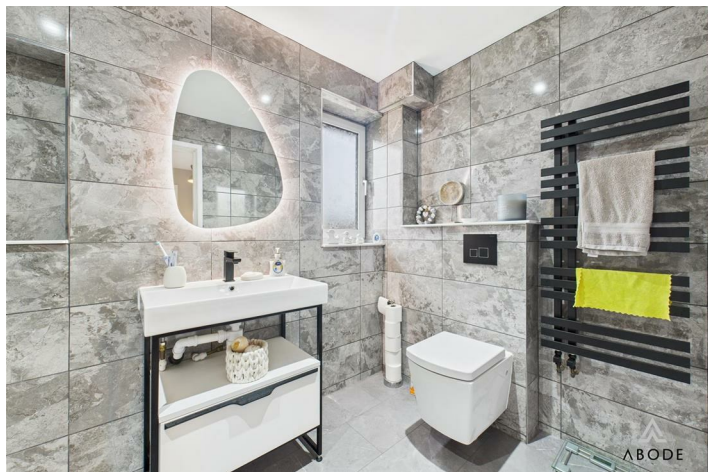
Bedroom Three

With a UPVC double-glazed window to the front elevation, central heating radiator, and a useful over-stairs storage cupboard fitted with coat hooks and hanging rail.

Family Bathroom

A beautifully presented modern bathroom with a UPVC double-glazed frosted window to the rear elevation, fitted with a three-piece suite comprising a low-level WC with continental flush, bath with glass shower screen and waterfall showerhead, and wash hand basin with mixer tap. Finished with complementary floor and wall tiling, heated towel radiator, recessed spotlights, and extractor fan.





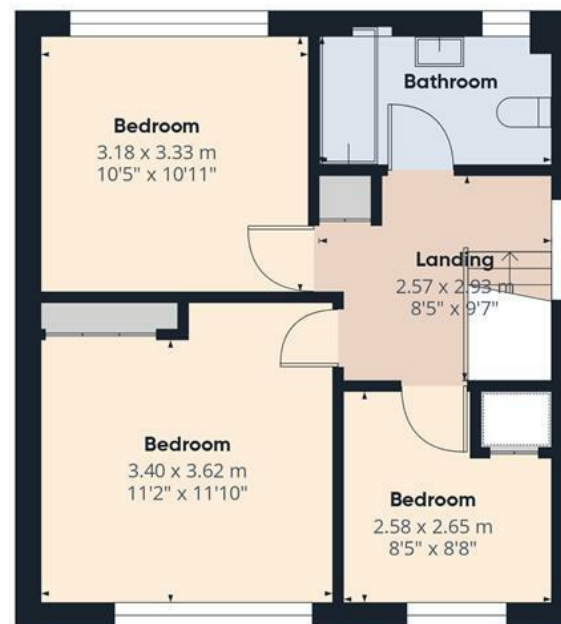








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

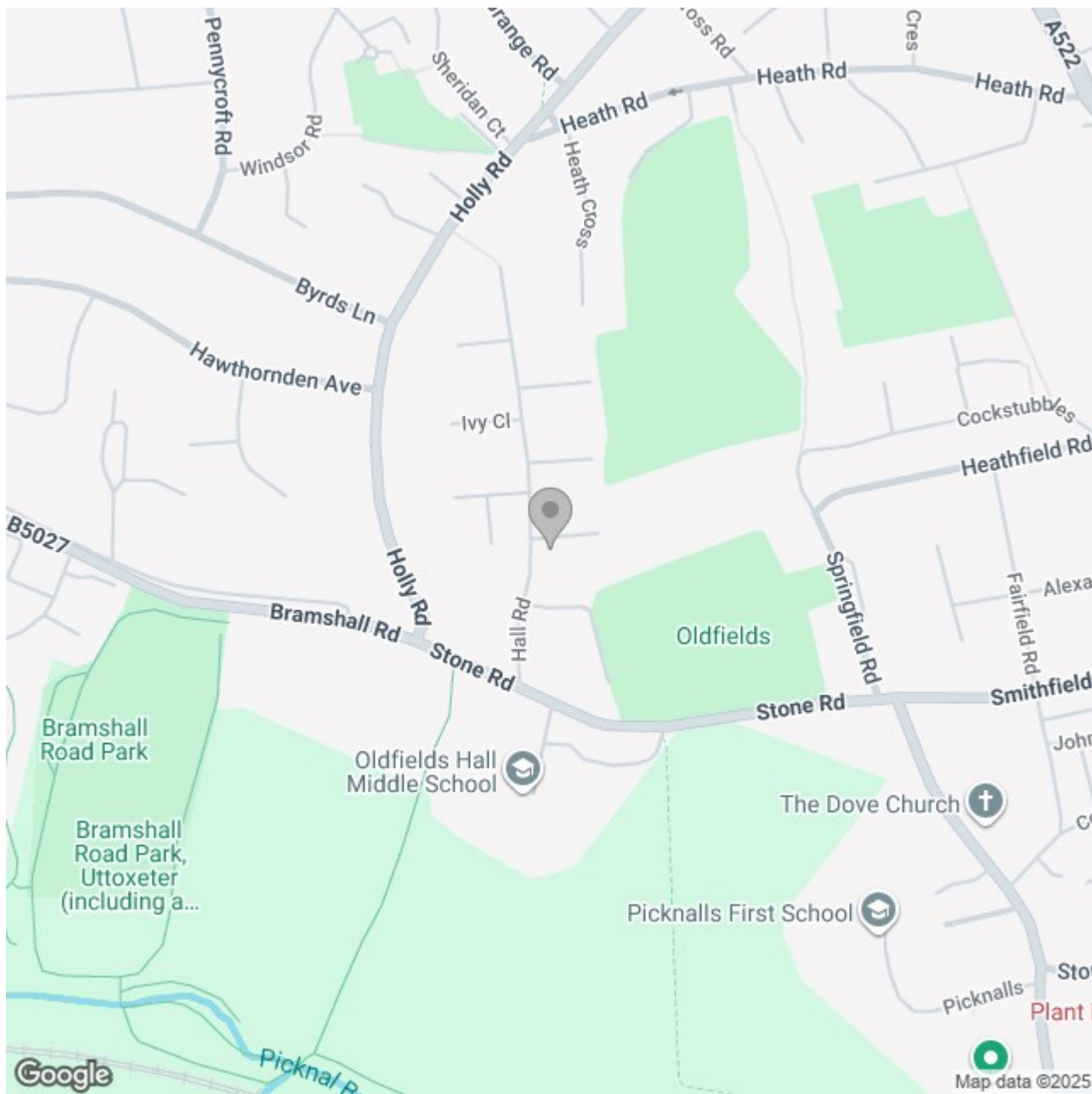
100.7 m²

1085 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		85
(69-80) C	70	
(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 	