





This beautifully presented home offers spacious and well-proportioned accommodation arranged over two floors, combining modern comfort with a delightful semi-rural setting. The property benefits from amenities and a convenient bus route right on the doorstep, ensuring excellent accessibility while maintaining a sense of peaceful residential charm. To the rear, the property enjoys beautiful far-reaching views that perfectly encapsulate a serene semi-rural aspect, offering both privacy and a tranquil backdrop to everyday living.

Featuring UPVC double glazing and gas central heating throughout, this well-maintained residence is offered for sale with no onward chain and vacant possession, presenting an ideal opportunity for first-time buyers, families, or those seeking a home in a desirable and well-connected location.

Viewing by appointment only.



ABODE
SALES & LETTINGS

Hallway

A welcoming hallway entered through a solid timber front door. The hallway features a central heating radiator with thermostat and a smoke alarm. There is a double built-in cloaks cupboard fitted with coat hooks, housing the central heating combination gas boiler, and an additional utilities cupboard with eye-level shelving for extra storage. Internal doors from the hallway provide access to the main living areas.

Kitchen

The modern fitted kitchen overlooks the rear elevation through a UPVC double-glazed window and provides access to the rear garden via a matching UPVC door. It offers a comprehensive range of matching base and eye-level storage cupboards and drawers with granite-effect roll-top work surfaces. Integrated appliances include a stainless-steel sink and drainer, four-ring hob with oven and grill, and extractor fan. There is also plumbing and space for additional freestanding white goods. The kitchen benefits from ceiling spot lighting, a TV aerial point, a telephone point, and a useful pantry cupboard with eye-level shelving—making it a practical and stylish space for everyday use.



Lounge

A spacious and bright lounge featuring a UPVC double-glazed bow window to the front elevation that floods the room with natural light. The room includes a central heating radiator, TV aerial point, and useful under-stairs storage space. A staircase rises from the lounge to the first-floor landing, while an open archway leads through to the dining area, creating a sociable and open-plan layout ideal for both relaxing and entertaining.







Dining Area

Positioned to the front of the property, the dining area benefits from a UPVC double-glazed window providing ample natural light and a central heating radiator. This area offers an excellent space for family dining or entertaining guests, conveniently adjoining the main living room.

Bathroom

The bathroom features a UPVC double-glazed frosted window to the rear elevation and comprises a modern three-piece suite including a low-level WC, wash hand basin with chrome tap fittings, and a corner bath with electric shower over. Complementary wall tiling surrounds the suite, and a central heating radiator ensures comfort throughout the year.

Landing

The first-floor landing benefits from a UPVC double-glazed window to the side elevation, smoke alarm, and internal doors leading to both bedrooms and the bathroom. The landing provides access to the loft and contributes to the light and airy feel of the upper floor.

Bedroom One

A well-proportioned main bedroom with a UPVC double-glazed window offering stunning far-reaching views over open agricultural fields and semi-rural surroundings. The room includes a central heating radiator and a telephone point, making it both comfortable and versatile.

Bedroom Two

A generously sized second bedroom featuring a UPVC double-glazed window to the side elevation, a TV aerial point, a central heating radiator, and a built-in storage cupboard with eye-level shelving. This room provides flexibility for use as a bedroom, guest room, or home office.

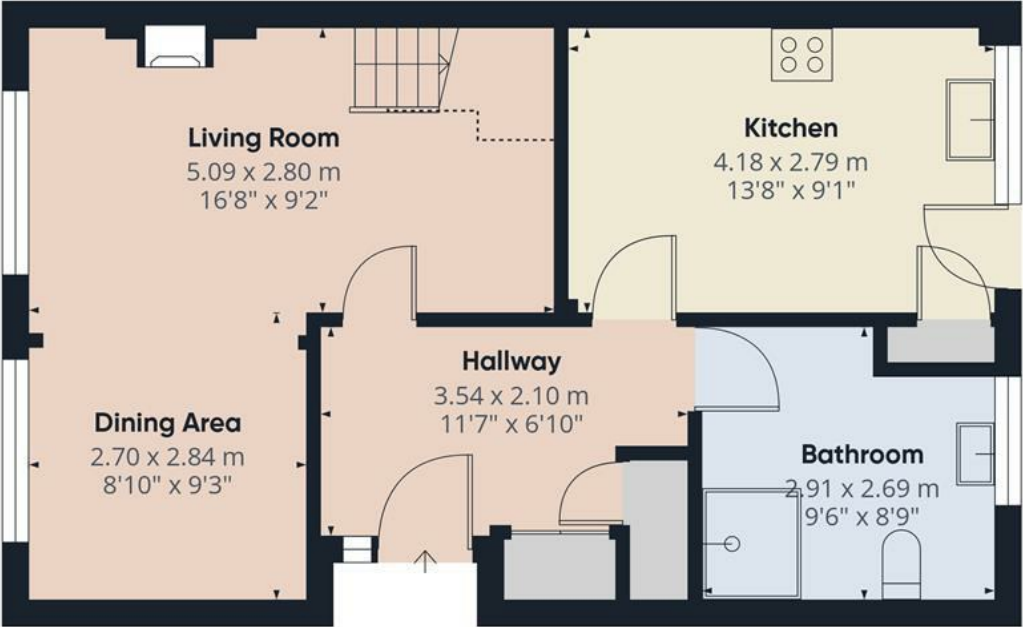




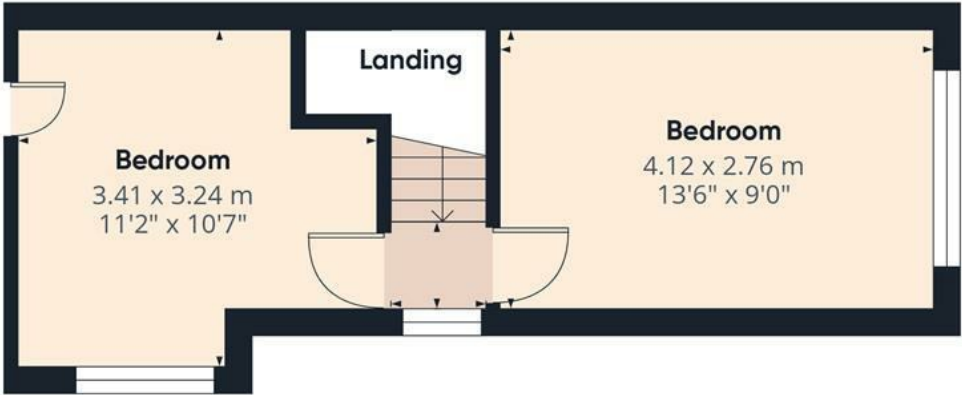








Floor 0



Floor 1

Approximate total area⁽¹⁾

71.4 m²
769 ft²

Reduced headroom

1.6 m²
17 ft²

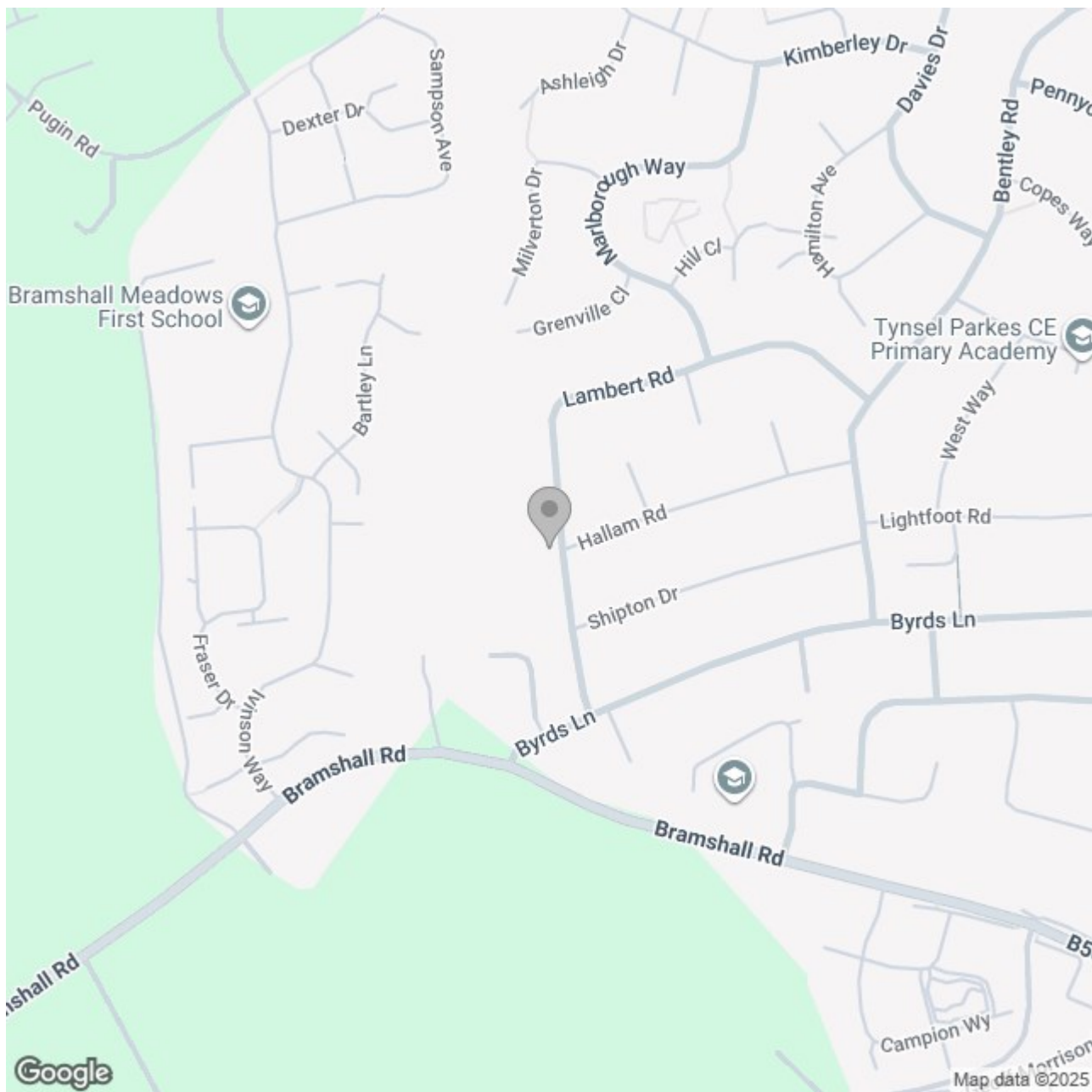
(1) Excluding balconies and terraces

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		
(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 