





Offered for sale with no upward chain, this attractive traditional home is beautifully presented throughout and offers generous room sizes with a well-designed, practical layout. The accommodation includes an entrance hall, downstairs WC and a delightful westerly-facing enclosed garden, making the property an excellent choice for first-time buyers, downsizers or buy-to-let investors.

Ideally positioned on a sought-after road on the edge of the town centre, the property enjoys easy access to a wide range of local amenities. These include supermarkets and independent shops, cafés, bars and restaurants, public houses, schools, medical facilities, the train station, a modern leisure centre and a multi-screen cinema.

Viewing by appointment only.



## Entrance Hall

A uPVC part obscure double-glazed entrance door opens into a welcoming hallway with space for coats and shoes, fitted under-stairs storage and a useful storage cupboard. A part-glazed internal door leads through to the main living accommodation.

## Lounge

A generously sized lounge featuring a focal chimney breast with a feature fire set on a marble hearth. A front-facing window allows an abundance of natural light and offers a pleasant outlook over the front garden.

## Inner Hall

With staircase rising to the first floor and access through to the kitchen.

## Kitchen/Dining Room

A spacious fitted kitchen providing ample room for a dining table. The kitchen is equipped with a range of base and eye-level units with complementary work surfaces, an inset sink beneath a side-facing window, a fitted gas range cooker with stainless steel splashback and extractor hood, plumbing for a dishwasher and washing machine, and space for a fridge/freezer. A uPVC part obscure double-glazed door opens onto the patio and garden, flooding the room with natural light.

## Downstairs W.C.

A useful ground floor WC fitted with a modern white two-piece suite and a rear-facing window.



## First Floor Landing

The landing benefits from a window providing natural light, access to the loft space and a built-in airing cupboard housing the immersion tank. Doors lead to the bedrooms and bathroom.

## Bedroom One

A particularly spacious front-facing double bedroom enjoying a pleasant outlook. The room features built-in wardrobes either side of the chimney breast and access to an adjoining dressing room or study.







### Dressing Room/Study

A versatile front-facing room, ideal for use as a dressing room, home office or nursery.

### Bedroom Two

A further good-sized bedroom offering flexible accommodation for guests, family members or home working.

### Bathroom

A modern fitted bathroom comprising a white three-piece suite, including a panelled shower bath with electric shower and glazed screen, complementary splashbacks, low-level WC, wash hand basin, shaving point, extractor fan and a chrome heated towel radiator.

### Outside

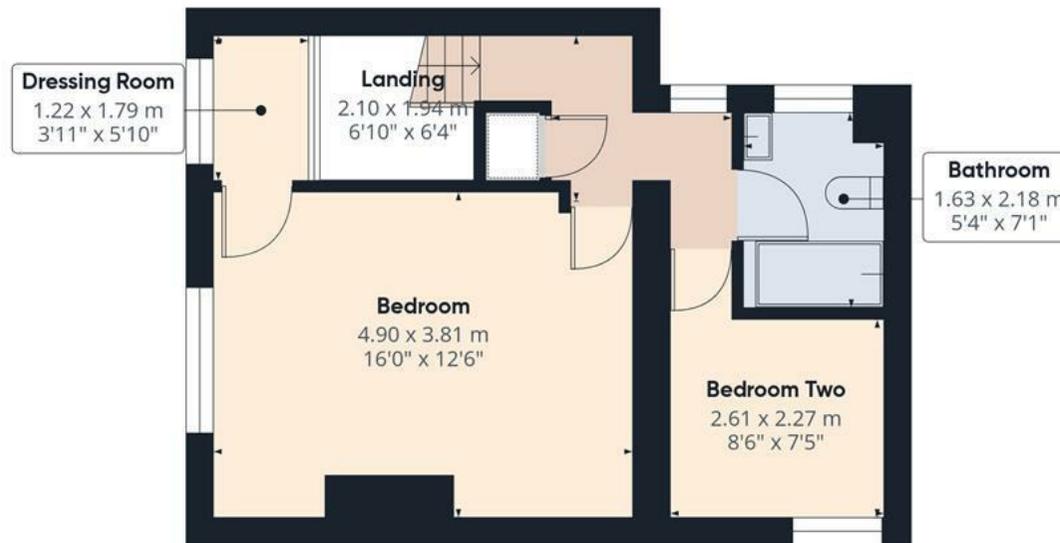
To the front of the property is a charming westerly-facing enclosed garden, mainly laid to lawn with a paved patio area, blue slate shale borders and space for a garden shed. To the side is an additional raised patio, creating an attractive seating and entertaining area. A rear gate provides access to a shared passageway leading back to the front of the property.







Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

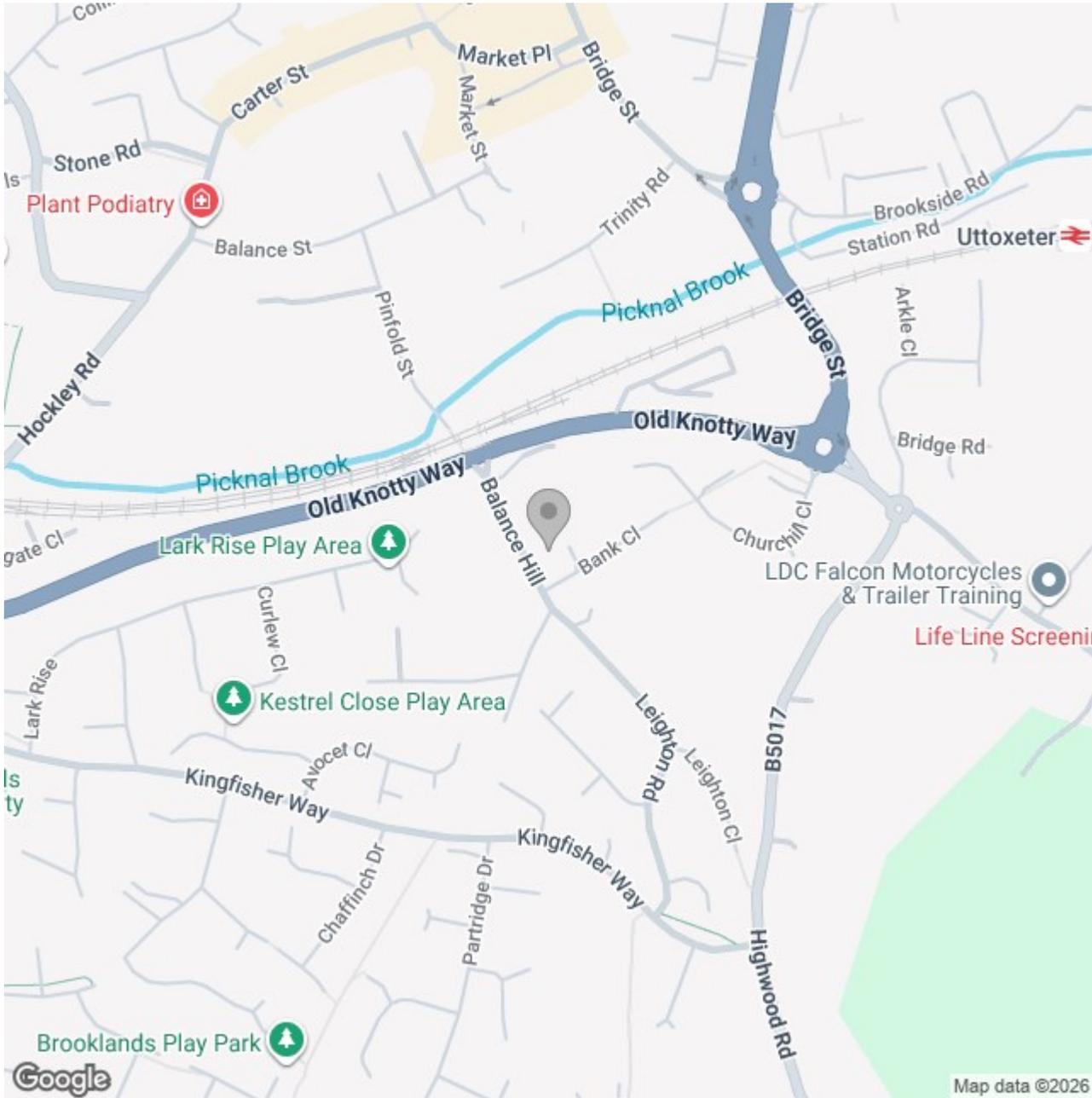
71.8 m<sup>2</sup>

774 ft<sup>2</sup>

(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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>78</b> |
| (55-68) <b>D</b>                            | <b>58</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |