







This well-presented three-bedroom home offers spacious and versatile accommodation, ideal for modern family living. The property features a generous living room with French doors to the garden, a contemporary kitchen with dining space, a separate utility room, ground floor WC. To the first floor there are three well-proportioned bedrooms with the master having an ensuite shower room and a family bathroom. Externally, the home benefits from a private rear garden, off-street parking and a converted garage now used as a gym/home office, providing valuable additional space.

Viewing strictly by appointment only.



## The Accommodation

### Ground Floor

The accommodation is entered via an entrance hallway, providing access to the staircase rising to the first floor and a ground floor WC fitted with a low-level WC and wash hand basin.

The living room is a bright and generously sized reception space, enjoying French doors opening directly onto the rear garden. The kitchen is fitted with a modern range of matching wall and base units with complementary work surfaces, incorporating an integrated oven, gas hob with extractor above and space for additional appliances. The kitchen opens into a dedicated dining area, with natural light provided via the front aspect.

A separate utility room sits off the kitchen, offering further worktop space and plumbing for appliances, with an external door providing convenient access to the side of the property.

### First Floor

The first floor landing provides access to three bedrooms and the family bathroom. The principal bedroom is a well-proportioned double room, with ensuite shower room. The second bedroom is also a comfortable double, while the third bedroom is a generous single room.

The family bathroom is fitted with a modern three-piece suite comprising a panelled bath with shower over, wash hand basin and low-level WC, finished with contemporary tiling.

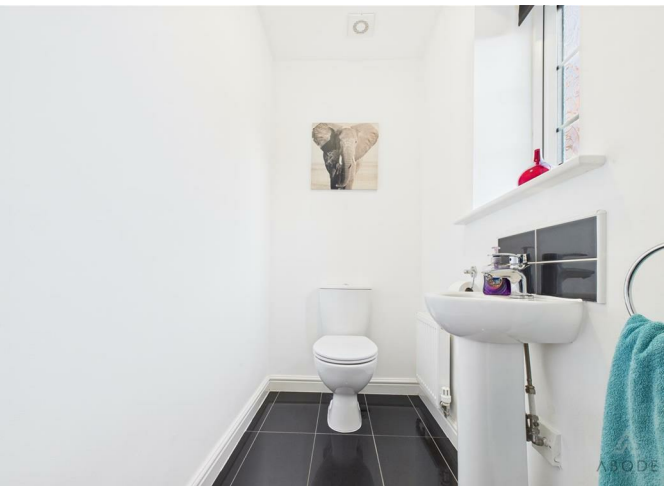
### Outside

To the rear, the property enjoys a private and enclosed garden, mainly laid to lawn and bordered by timber fencing, with a paved patio area ideal for outdoor seating and entertaining.

To the front and side of the property is off-street parking. The former garage has been converted into a gym/home office, providing a highly versatile space suitable for home working, fitness use or hobbies, and is accessed separately from the main house.



















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

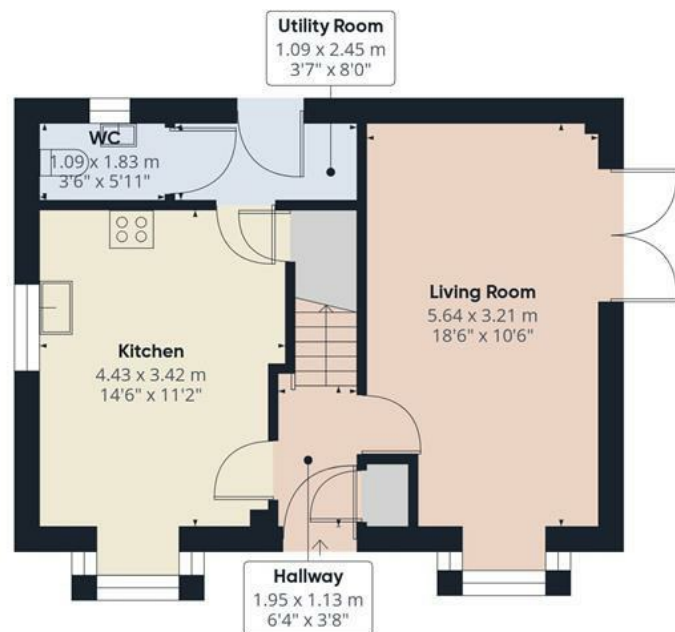
96.9 m<sup>2</sup>

1044 ft<sup>2</sup>

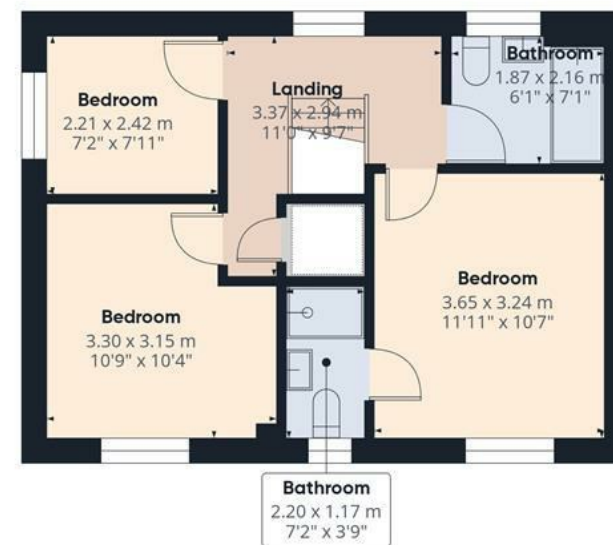
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

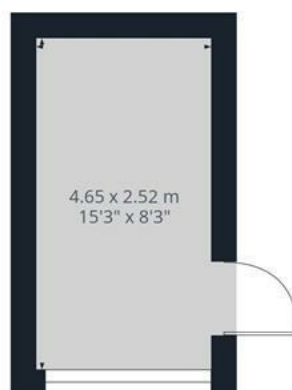
GIRAFFE 360



Floor 0 Building 1

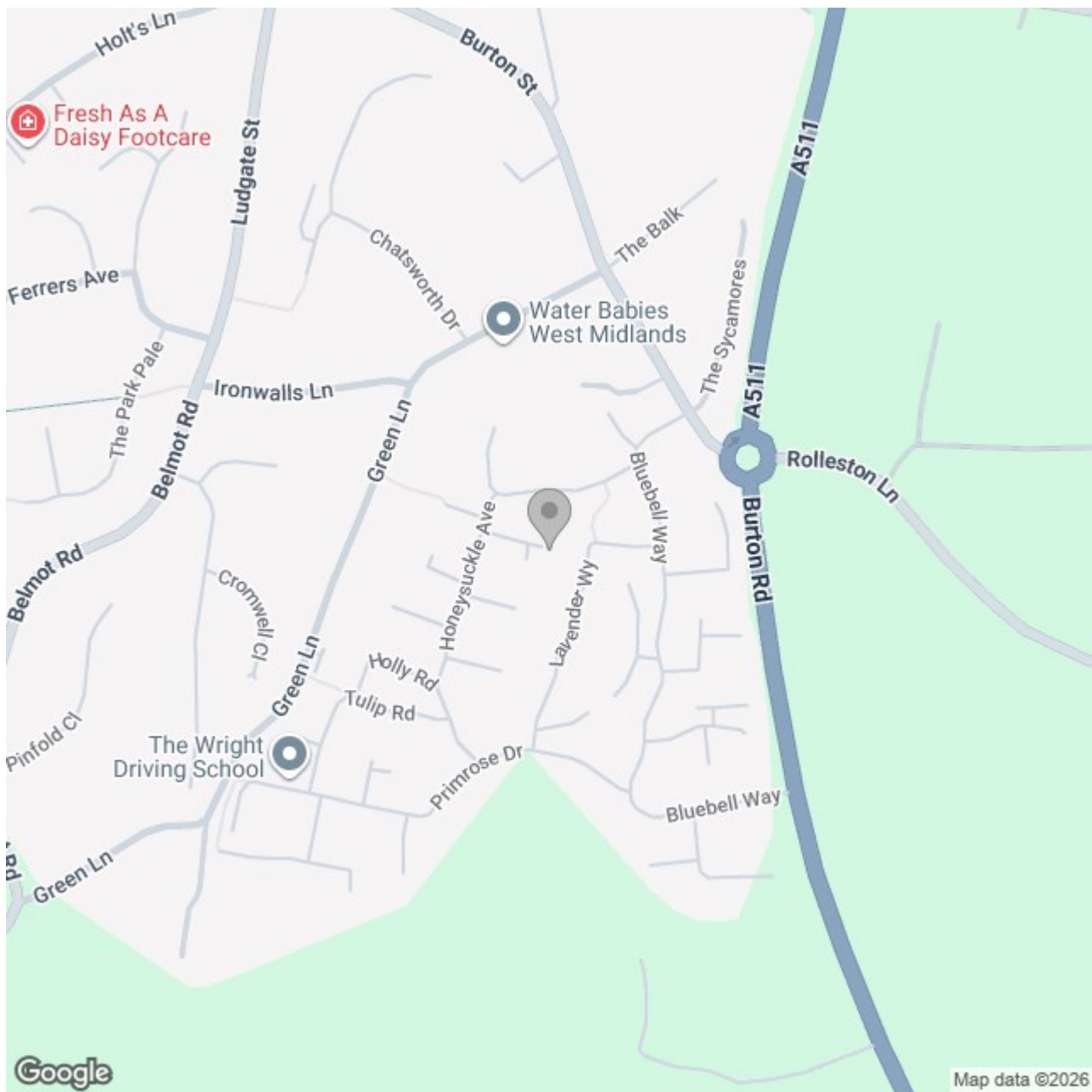


Floor 1 Building 1



Floor 0 Building 2





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</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 2002/91/EC 