





This property presents an exciting opportunity for buyers looking to create a stylish, modern home in a popular and well-established residential location.

The ground floor offers a welcoming entrance hallway with attractive timber wall panelling and useful under-stairs storage. The modern kitchen is positioned to the front of the property and features contemporary units, integrated appliances and a breakfast bar area. To the rear, a spacious lounge diner provides an excellent living and entertaining space, enhanced by sliding doors opening directly onto the rear garden. A convenient downstairs WC completes the ground-floor accommodation.

To the first floor are three well-proportioned bedrooms, offering flexible space for families, guests or home working. The accommodation is completed by a modern family bathroom fitted with a stylish three-piece suite.

With well-balanced living space and scope for personalisation, this home is ideal for first-time buyers, families or investors seeking a property with strong potential in a desirable location.



Hallway

A welcoming entrance hallway with a staircase rising to the first-floor landing, complemented by attractive timber wall panelling. There is useful under-stairs storage, panelled flooring with carpeted stair access, a composite double-glazed front entrance door, smoke alarm, and a central heating radiator. Internal doors provide access to the ground-floor accommodation.

Breakfast Kitchen

The kitchen features a uPVC double-glazed window to the front elevation and is fitted with a range of modern base and eye-level storage units with drop-edge preparation work surfaces and complementary tiled wall coverings. Integrated appliances include a stainless steel one-and-a-half bowl sink with drainer and mixer tap, a four-ring stainless steel gas hob with built-in oven, grill, and extractor. There is space and plumbing for additional freestanding and under-counter appliances, ceiling spotlights, and a breakfast bar area.

Lounge/Diner

A spacious lounge diner with panelled flooring throughout. The dining area benefits from uPVC double-glazed sliding doors opening onto the rear garden and features attractive wall lighting. The lounge area offers a continuation of the panelled flooring, a central heating radiator, a focal point electric fireplace, TV aerial point, and a uPVC double-glazed window overlooking the rear elevation.



W.C.

Fitted with a uPVC double-glazed frosted window to the side elevation, low-level WC, contemporary floating wash hand basin with tiled splashback, central heating radiator, and extractor fan.







Landing

The landing features a uPVC double-glazed frosted window to the side elevation, timber panelling to the lower walls, smoke alarm, and loft access via a ceiling hatch. An airing cupboard houses the gas-fired combination central heating boiler. Internal doors provide access to all first-floor accommodation.

Bedroom One

A well-proportioned double bedroom with a uPVC double-glazed window overlooking the rear elevation and a central heating radiator.

Bedroom Two

Featuring a uPVC double-glazed window to the front elevation and a central heating radiator.

Bedroom Three

With a uPVC double-glazed window to the rear elevation, panelled flooring throughout, and a central heating radiator.

Family Bathroom

The family bathroom is fitted with a modern three-piece suite comprising a low-level WC, wash hand basin with mixer tap, and a bath with glass screen and waterfall showerhead. Additional features include a uPVC double-glazed frosted window to the front elevation, complementary wall tiling, a central heating radiator, ceiling spotlights and an extractor fan.



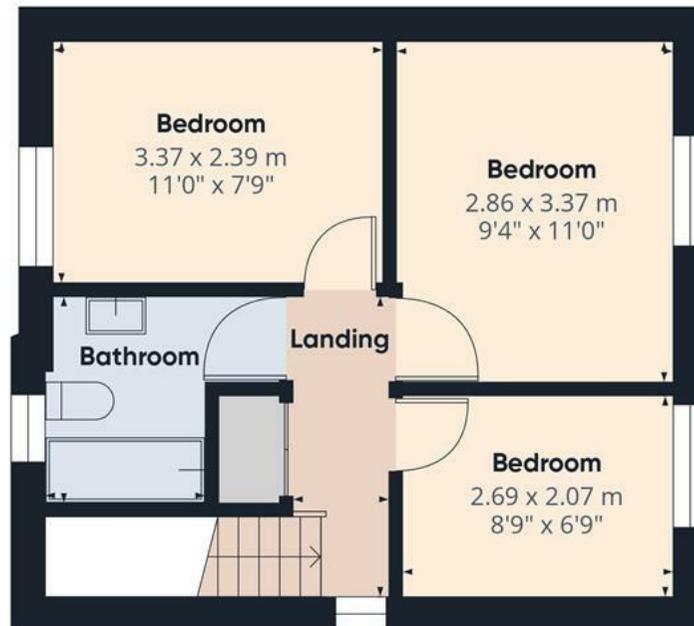








Floor 0 Building 1



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Approximate total area⁽¹⁾

64.3 m²

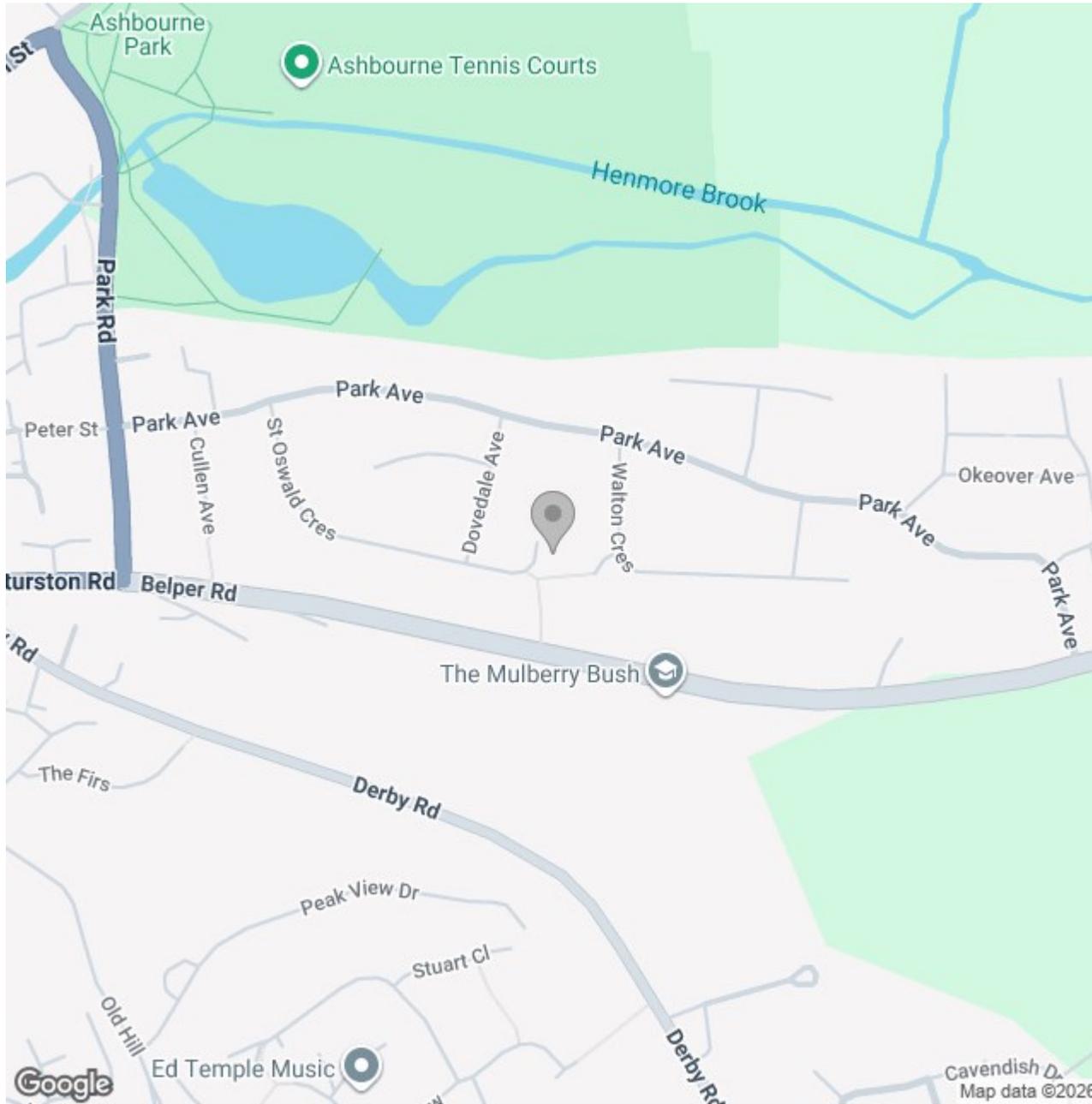
692 ft²

(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		83
(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	