





A well-presented two-bedroom semi-detached home positioned within a quiet cul-de-sac setting, offering off-street parking, a detached garage, and a private rear garden. The property benefits from a spacious lounge diner, a fitted kitchen, and a conservatory to the rear, creating additional versatile living space. To the first floor are two bedrooms and a family bathroom, making this an ideal purchase for first-time buyers, down-sizers, or investors alike.



Accommodation

Ground Floor

The accommodation is entered via a front entrance door into a welcoming hallway, with stairs rising to the first floor and access through to the main living areas.

The lounge diner is a generous open-plan space, offering ample room for both seating and dining furniture, with a central feature fireplace creating a focal point. Sliding doors to the rear provide direct access into the conservatory, allowing natural light to flow through the space.

The kitchen is fitted with a range of wall and base units with preparation work surfaces over, incorporating an inset sink, hob with extractor above, and oven below. There is space for additional appliances including a washing machine and fridge freezer, along with a window overlooking the front elevation.

To the rear, the conservatory provides a versatile additional reception space, ideal for dining or seating, with French doors opening out onto the garden.

First Floor

The first-floor landing provides access to two bedrooms and the family bathroom.

The master bedroom is a well-proportioned double room, benefitting from a rear facing window allowing for plenty of natural light.



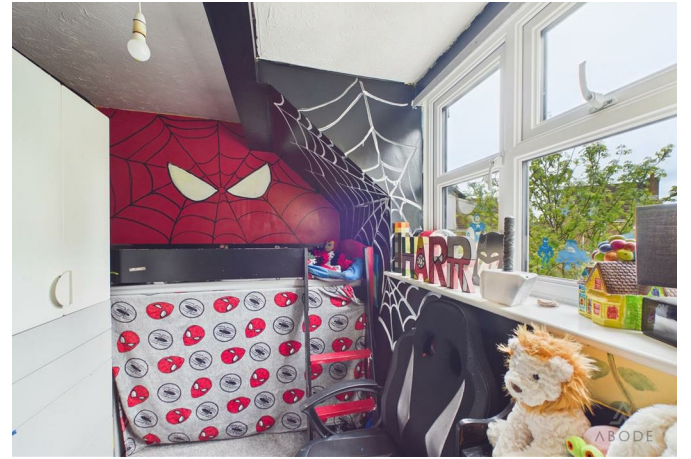
The second bedroom is a further good-sized room, suitable for use as a guest bedroom, nursery, or home office.

The family bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin, and low-level WC, with tiled walls surrounding.

Outside

To the front, the property is set within a cul-de-sac and



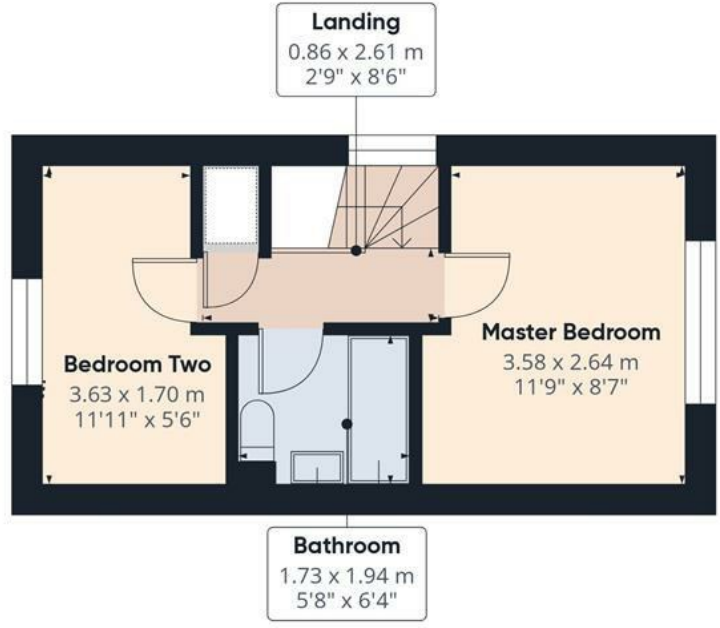


benefits from a driveway providing off-street parking, along with access to a detached garage. There is also a small fore garden with established planting.

The rear garden is enclosed by timber fencing and features a patio area ideal for outdoor seating, with the remainder laid to lawn and bordered by a variety of plants and shrubs.



Floor 0



Floor 1



Approximate total area^m
53.6 m²
578 ft²

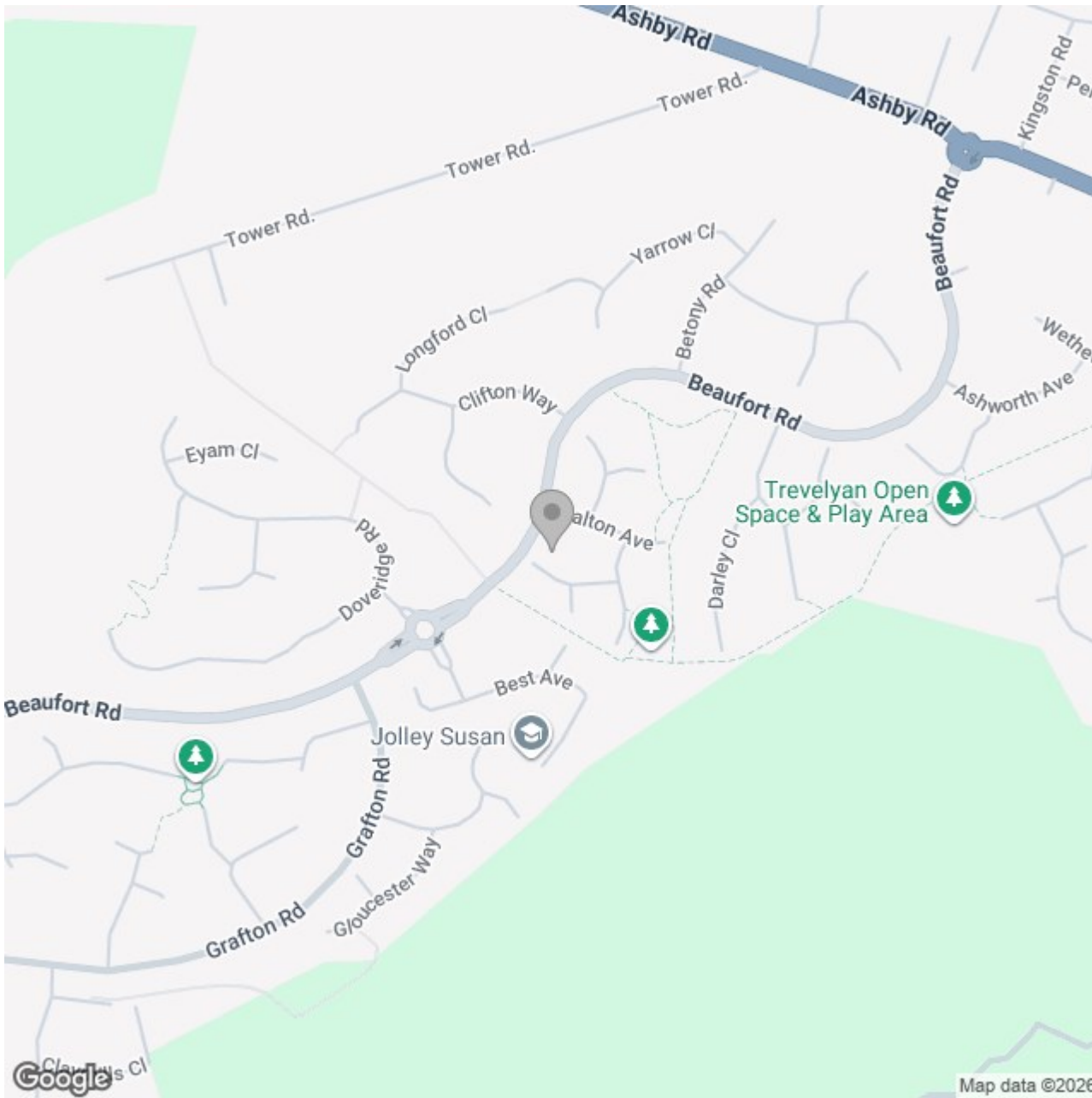
Reduced headroom
0.1 m²
1 ft²

(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	