







Located in a sought-after residential area within a peaceful cul-de-sac, this spacious three-bedroom semi-detached home offers modern living spaces deserving of a closer look. Spread across two floors, the property boasts an entrance hall, a delightful lounge opening into the dining room, a fitted kitchen, and on the first floor, a landing leading to three generously sized bedrooms and a bathroom with a contemporary suite.

The property features well-maintained gardens at the front, a driveway leading to a detached brick garage, and a good-sized lawned garden at the rear.





## Accommodation

### Entrance Hall

A generous entrance hall with an obscure leaded double glazed door and side light. Features include a central heating radiator, staircase to the first floor, handy under stairs storage area, and a full-height storage cupboard.

### Front Sitting Room

This room offers a central heating radiator, ceiling coving, wall light points, and a maple-effect fireplace with a Living Flame gas fire. It is complemented by an Upvc double glazed window with views over the front garden. Opens to the dining room.

### Dining Room

This space includes an Upvc double glazed window to the rear elevation and a central heating radiator.

### Kitchen

The kitchen features a large pantry cupboard with shelving, maple fronted base and eye level units, a polycarbonate sink, integrated fridge/freezer, gas cooker point, and plumbing for a washing machine. It also offers an Upvc double glazed window overlooking the rear garden and an obscure Upvc double glazed door to the side.

### First Floor:

#### Landing

With an Upvc double glazed window to the side, access to the loft space, and a built-in storage cupboard.



### Bedroom One

This room includes an Upvc double glazed window to the front and a central heating radiator.

### Bedroom Two

This bedroom features an Upvc double glazed window to the rear, a central heating radiator, and built-in storage cupboards.

### Bedroom Three

This bedroom includes an Upvc double glazed window to









the front and a central heating radiator.

#### Bathroom

Featuring a side-fill panelled bath with an electric shower, vanity washbasin, low-level WC, full tiling on the walls, an obscure Upvc double glazed window to the rear, and a heated chrome ladder towel radiator.

#### External:

The front garden is mainly lawned with shrubbed borders, and there is ample parking on the adjacent driveway leading to the detached garage. The rear garden boasts a spacious patio area and a lawned garden enclosed by timber fencing.





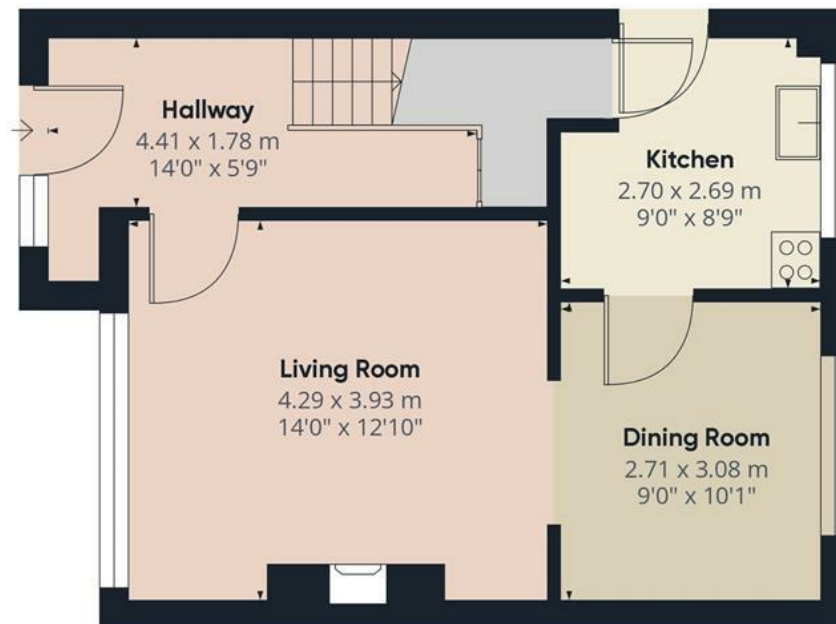












Floor 0



Floor 1

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

81.05 m<sup>2</sup>

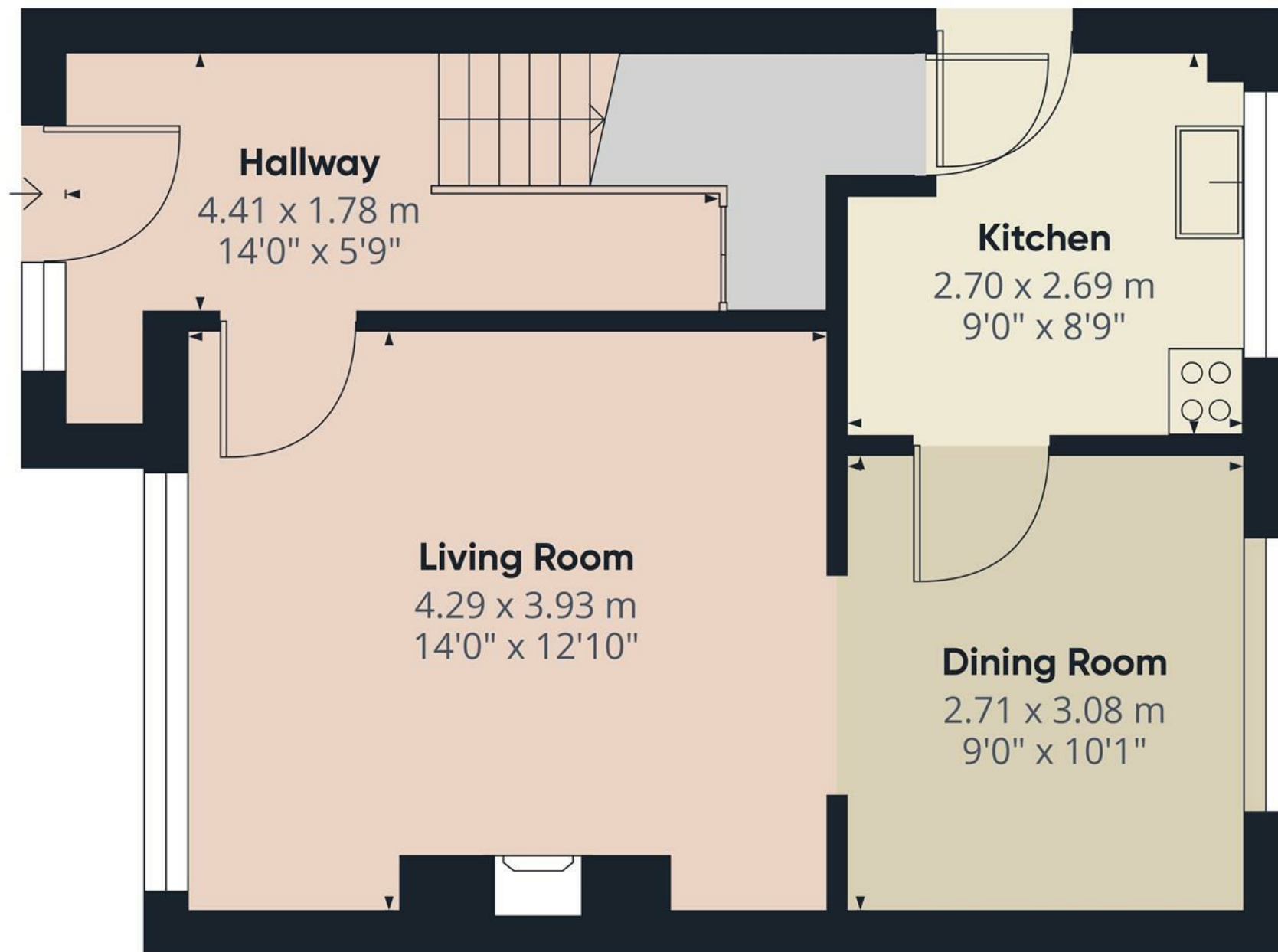
872.41 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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

42.93 m<sup>2</sup>

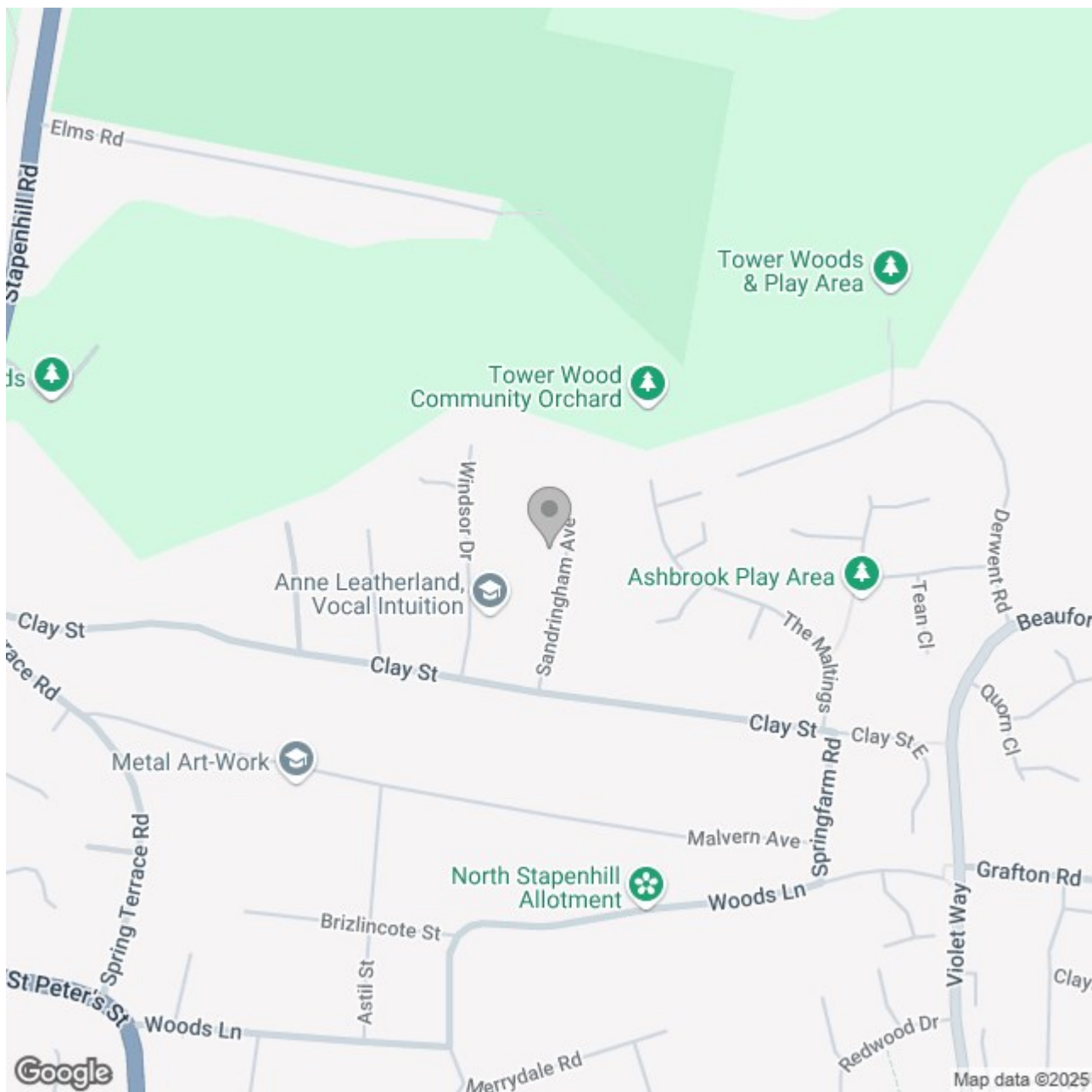
462.09 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 0



## 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>		
(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 