





A beautifully appointed three bedroom semi detached home, situated within a desirable residential location, having good access to local amenities and transport links. The property benefits from having a open plan lounge diner, upgraded kitchen with integrated appliances, an impressive master bedroom with newly fitted en-suite shower room, landscaped garden with access to the detached garage with a driveway to the front. Viewing is highly recommended strictly via appointment only.



Accommodation

Entrance Hall

With central heating radiator, composite front entrance door, under stairs storage cupboard, stairs rising to the first floor and doors leading off to:

Kitchen

With a selection of matching wall and base units, having a straight edge preparation work surface, four ring AEG gas hob, with extractor over, AEG electric oven, sink with mixer tap and drainer, integrated dishwasher and fridge, central heating radiator, rear access door, central heating radiator and spotlights.

WC/cloaks

With a low level wc, wash hand basin, central heating radiator, electric extractor fan and a double glazed window to the front elevation.

Living Room

With central heating radiator, double glazed door leading out to the garden and a double glazed window to the front elevation.

First Floor Landing

With central heating radiator, airing cupboard, loft hatch and doors leading off to:

Master Bedroom

With two double glazed windows to the front elevation, central heating radiators and a door leading to the en-suite shower room.

En-suite



With a three piece suite comprising: low level wc, wash hand basin with mixer tap and vanity unit below, shower cubicle with glass door and gravity shower over, heated ladder towel rail and an electric extractor fan.

Bedroom Two

With central heating radiator, built in storage cupboard and a double glazed window to the front elevation.

Bedroom Three

With central heating radiator and a double glazed window







to the rear elevation.

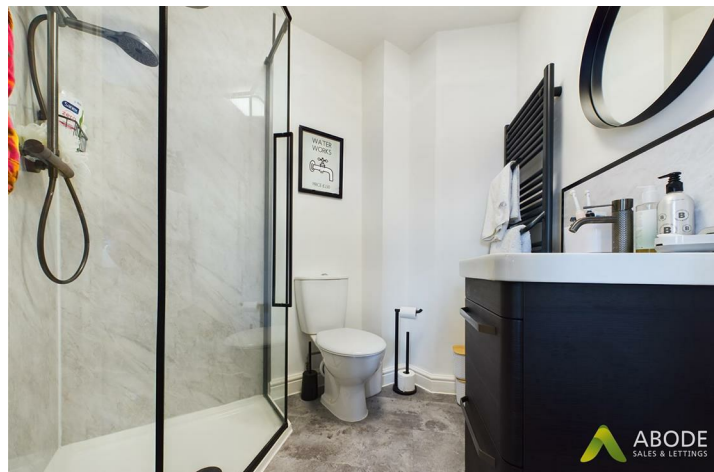
Family Bathroom

With a three piece suite comprising: low level wc, wash hand basin with mixer tap, bath with mixer tap and electric shower over, double glazed window to the rear elevation and a central heating radiator.

Outside

The outside of the property to the front elevation offers a fore garden with laid to lawn area having a centralised pathway leading to the front entrance door with storm porch over. To the side is a block paved driveway providing parking facility which leads to the detached garage. The rear elevation offers a laid to lawn garden with patio area ideal for seating, all of which is enclosed via timber fencing.





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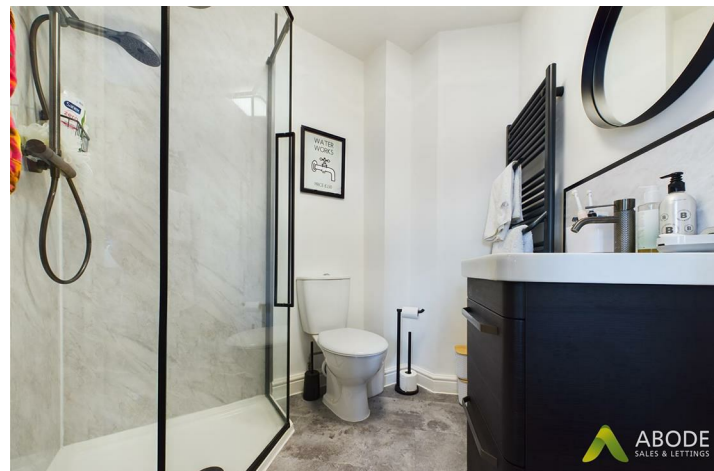
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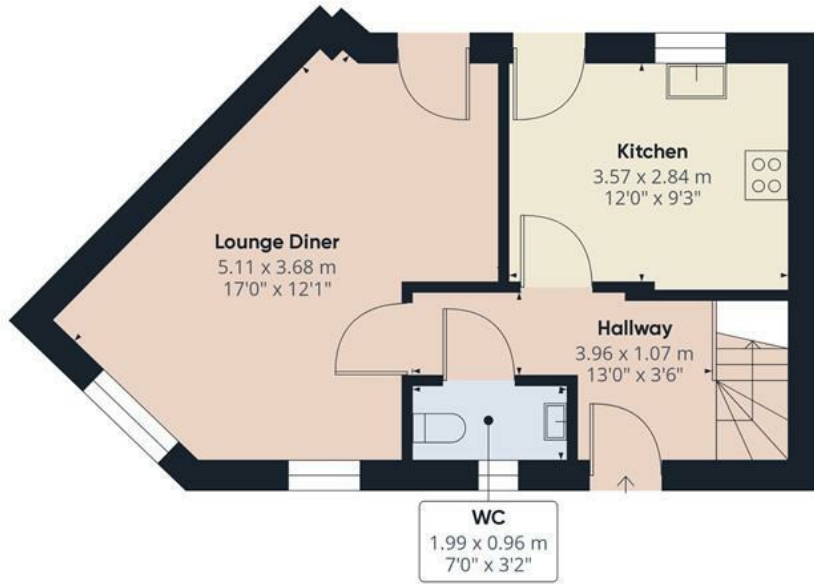
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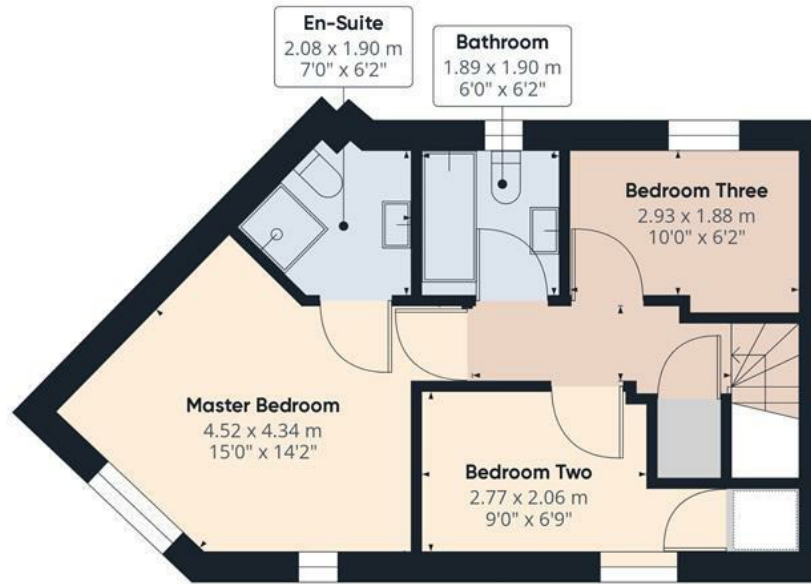
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

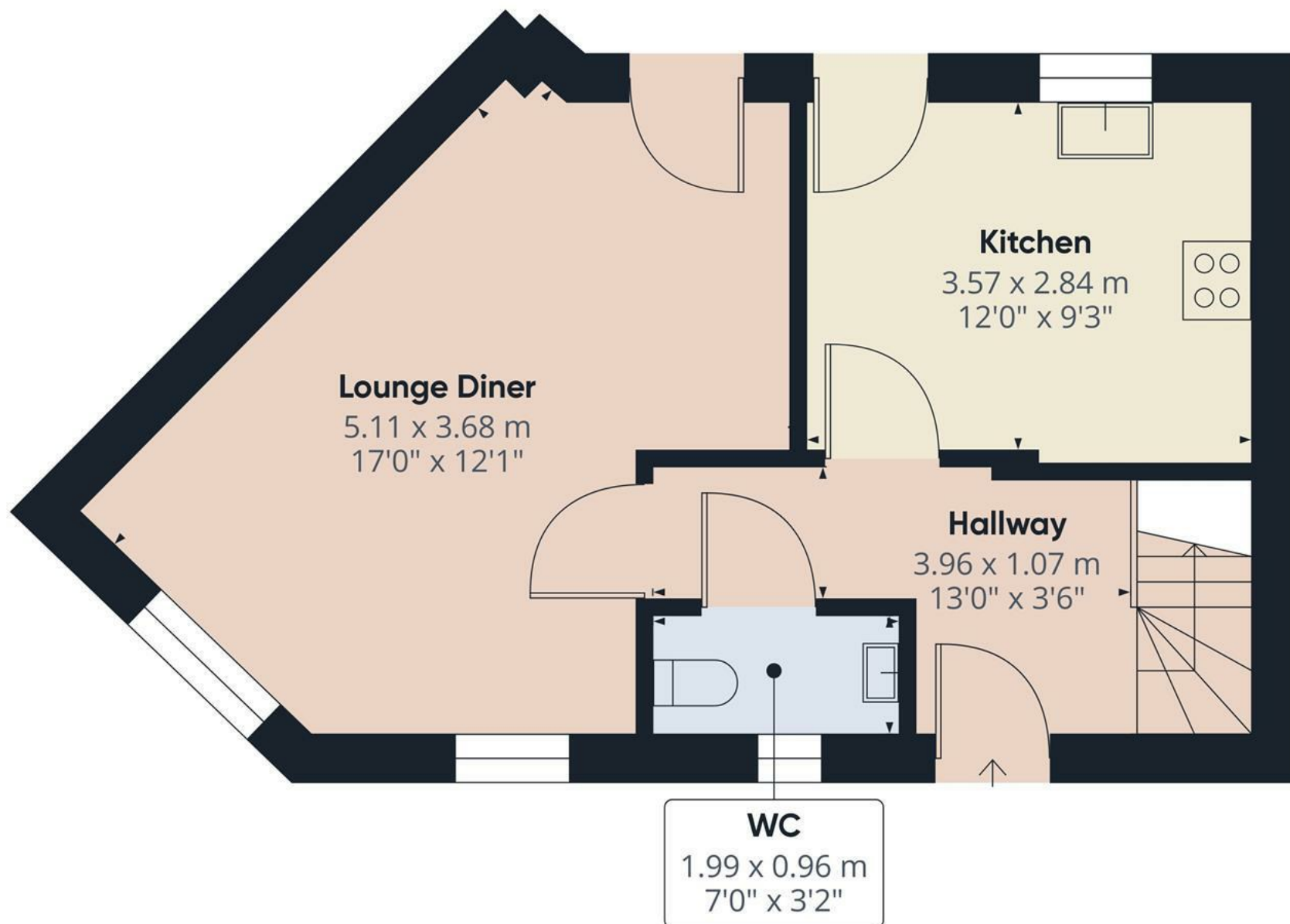
92.93 m²

1000.29 ft²

(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⁽¹⁾

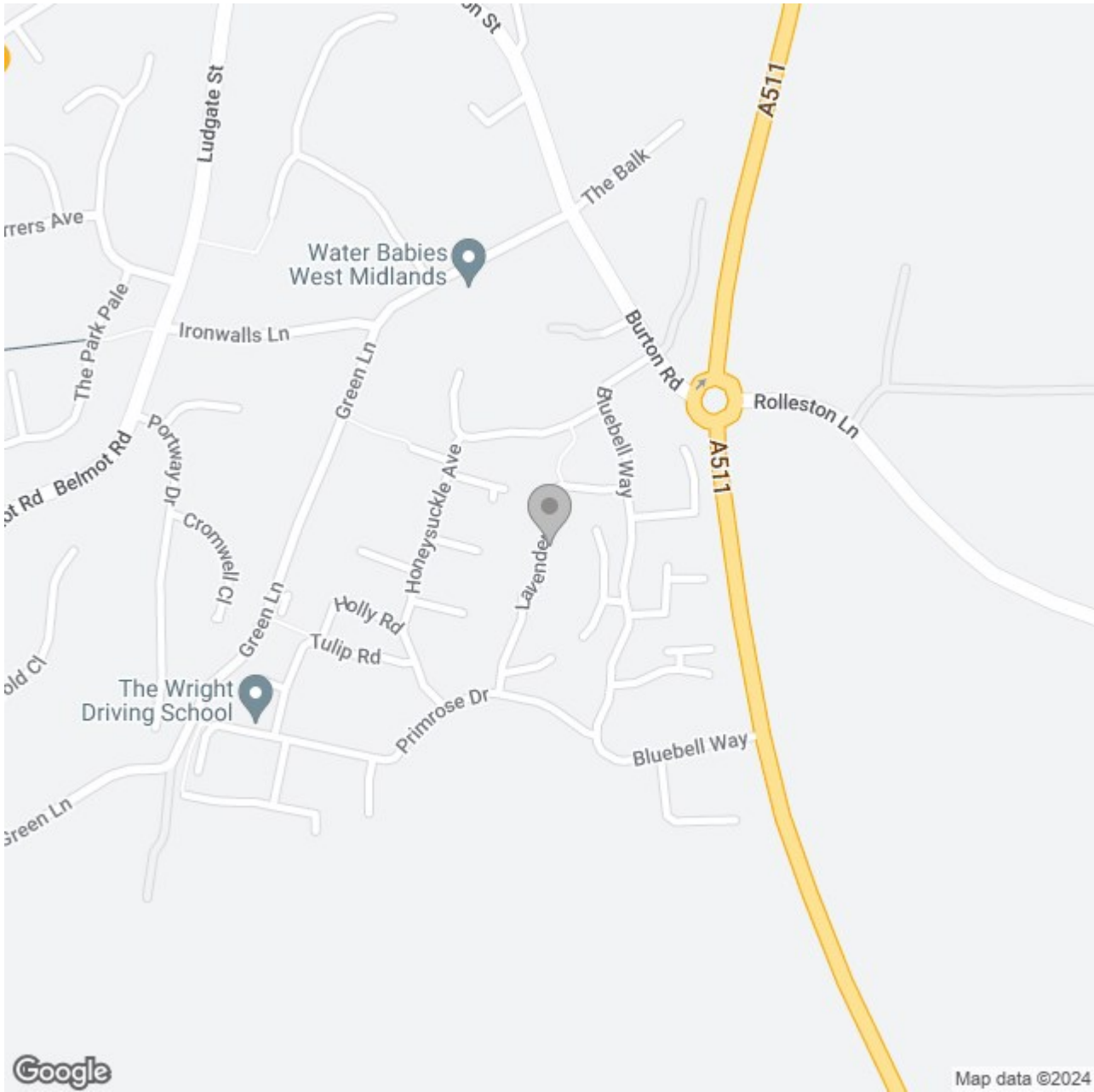
41.07 m²

442.07 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	