







\*\*\*\* EXTENDED FAMILY HOME ON A CORNER PLOT \*\*\*\* This is an immaculate bay fronted semi detached property perfect for a growing family. In brief the property offers a storm porch and hall, lounge and a dining room, extended family room with lantern roof and doors onto the garden. Fitted kitchen with granite work surfaces, utility room and a ground floor shower room. The first floor offers three bedrooms and a bathroom. Front and rear, well maintained gardens, drive and a single detached garage. The property is offered for sale with no chain.





## STORM PORCH

With original stain glass entrance door into the hall.

## HALL

Stairs to the first floor, radiator, party and doors to -

## LOUNGE

Feature living flame coal effect gas fire with surround, radiator and upvc double glazed bay window to the front.

## DINING ROOM

Upvc double glazed window into the family room and a radiator.

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces, granite work surfaces, sink unit. Fitted electric oven and hob, Double glazed windows, radiator and doors to the utility room and family room.

## FAMILY ROOM

Lantern roof and upvc double glazed doors onto the garden, radiator.

## UTILITY ROOM

Fitted work top, plumbing and space for a washing machine and space for a tumble dryer, door to the garden and a door to the shower room.



## SHOWER ROOM

Shower, low flush wc, wash hand basin, central heating boiler, radiator and upvc double glazed window.

## FIRST FLOOR LANDING

Loft access, upvc double glazed window and doors to -









### BEDROOM 1

Upvc double glazed bay window to the front and a radiator.

### BEDROOM 2

Upvc double glazed window to the rear.

### BEDROOM 3

Upvc double glazed window to the front.

### BATHROOM

Panel enclosed bath, low flush wc, wash hand basin, radiator, airing cupboard and upvc double glazed window.

### OUTSIDE

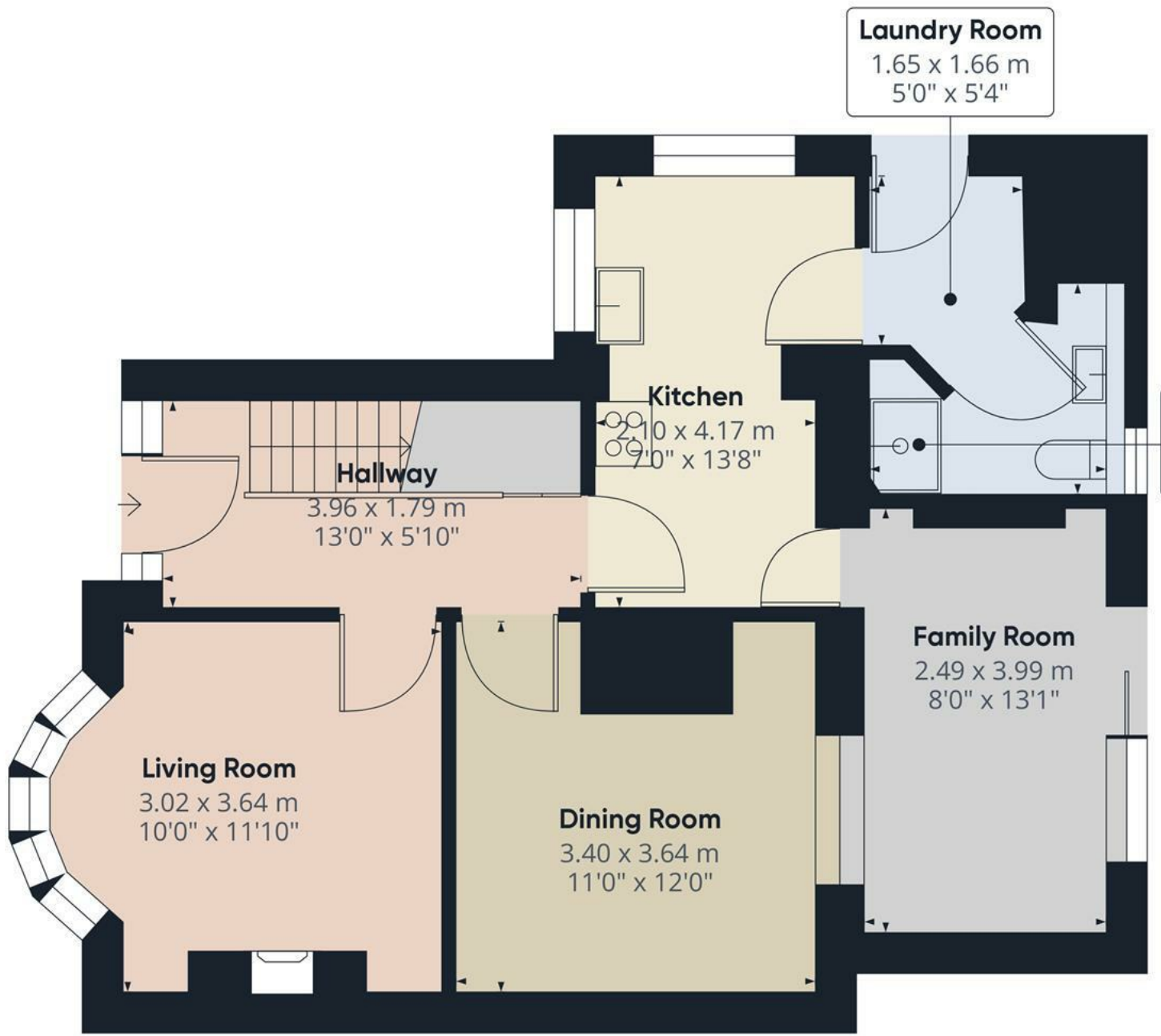
Corner plot offering a lawn with borders to the front, side drive down to a single detached garage. The rear garden offers a lawn with borders and a paved patio.











**Bathroom**  
2.28 x 2.00 m  
7'0" x 6'7"

**Laundry Room**  
1.65 x 1.66 m  
5'0" x 5'4"

**Kitchen**  
2.10 x 4.17 m  
7'0" x 13'8"

**Hallway**  
3.96 x 1.79 m  
13'0" x 5'10"

**Living Room**  
3.02 x 3.64 m  
10'0" x 11'10"

**Dining Room**  
3.40 x 3.64 m  
11'0" x 12'0"

**Family Room**  
2.49 x 3.99 m  
8'0" x 13'1"

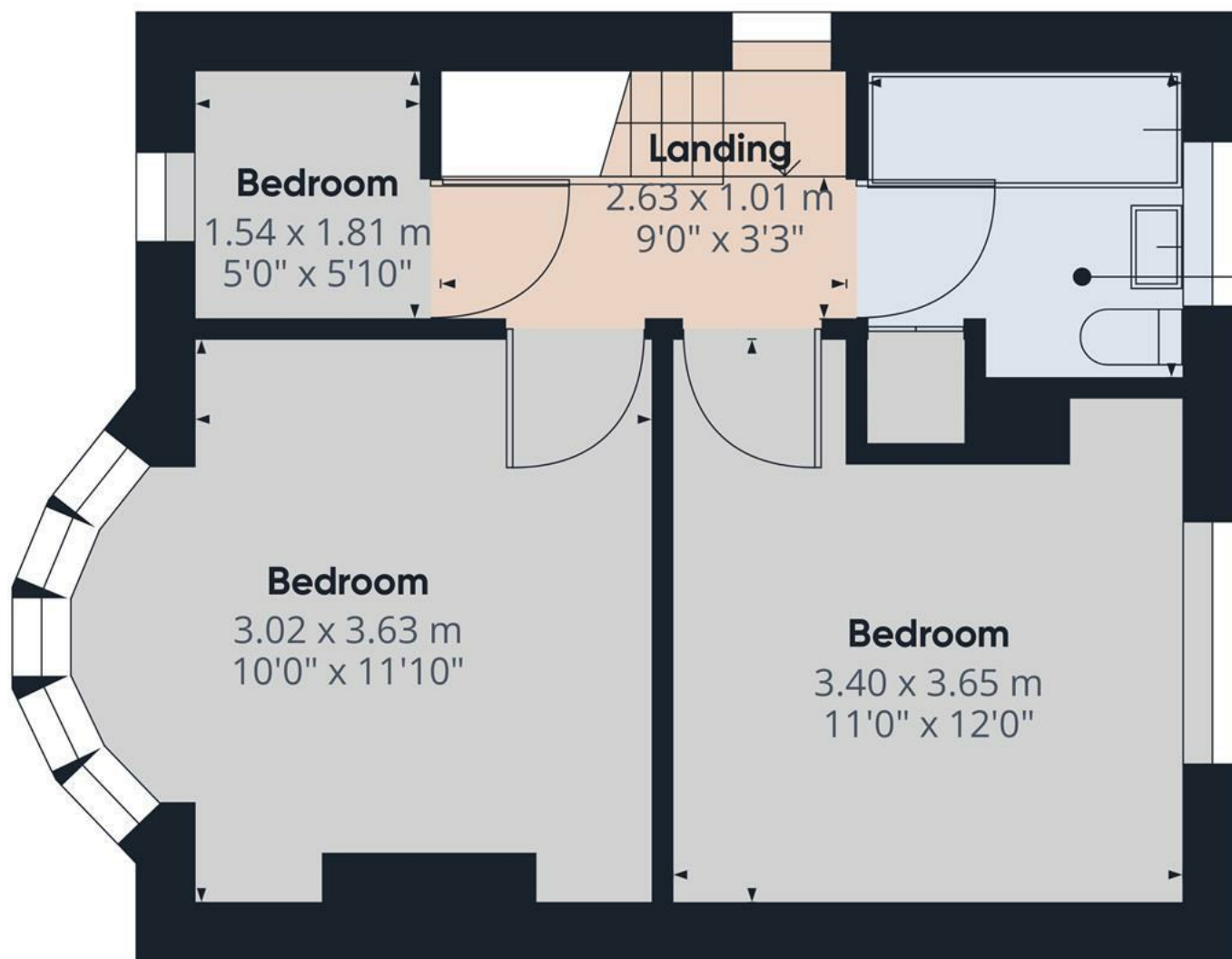
**Approximate total area<sup>(1)</sup>**  
56.94 m<sup>2</sup>  
612.9 ft<sup>2</sup>

(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.

Floor 0





**Bathroom**  
2.08 x 2.08 m  
7'0" x 6'9"

**Approximate total area<sup>(1)</sup>**  
34.26 m<sup>2</sup>  
368.77 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.

GIRAFFE360

Floor 1



