





****NO UPWARD CHAIN**** beautifully presented three bedroom semi detached property, situated within a desirable village location. The property benefits from having a generous lounge diner, three well proportioned bedrooms and ample off street parking. The accommodation in brief comprises to the ground floor: Entrance hall, lounge diner and kitchen. The first floor offers three bedrooms and a family bathroom. Viewing is highly recommended and is strictly via appointment only.



Ground Floor

The property is accessed through a welcoming entrance hall with stairs rising to the first floor. From the hallway, you enter the spacious lounge diner, featuring a large window to the front aspect, filling the room with natural light, and sliding patio doors that open onto the rear garden, creating a perfect space for entertaining or relaxing. Adjacent to the lounge diner is the well-appointed kitchen, fitted with a range of base cupboards and mounted cabinets. It includes integrated appliances such as a gas oven and hob, with space for a washing machine and dishwasher. The kitchen is finished with vinyl flooring and tiled splash backs, and a door leads directly out to the rear garden.

First Floor

The first-floor landing provides access to three well-proportioned bedrooms and a modern family bathroom. The master bedroom benefits from a double glazed window to the front elevation, allowing plenty of light into the room, and is complete with a central heating radiator. The second bedroom, with a view over the rear garden, is another good-sized double room with ample space for furniture. The third bedroom, a comfortable single, has a window to the front elevation. The family bathroom is fitted with a contemporary three-piece suite, including a "P" shaped bath with a shower over, a pedestal wash hand basin with a mixer tap, and a low-level WC. The walls are fully tiled, and a double glazed window with opaque glass provides privacy.

Outside

The front of the property features a block-paved



driveway providing off-road parking for vehicles. A side pathway leads to the fully enclosed rear garden, which is predominantly laid to lawn, offering a perfect outdoor space for children or pets. The garden also includes a paved patio area, ideal for alfresco dining or entertaining, and is surrounded by timber fencing for privacy. The overall outdoor space is well-maintained, creating a peaceful and inviting area to relax in.

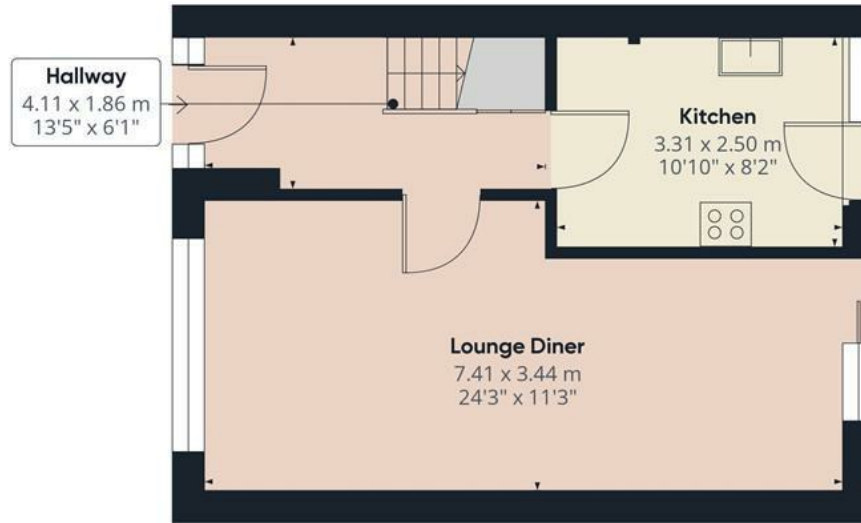




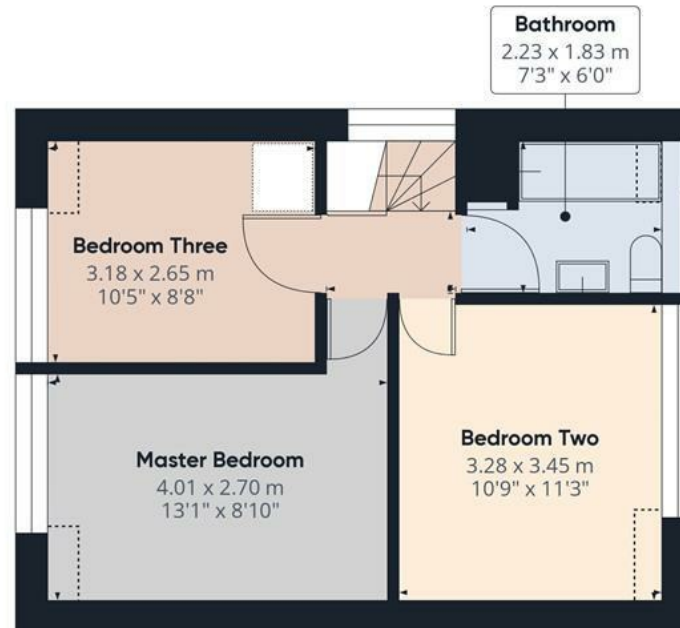








Floor 0



Floor 1

Approximate total area⁽¹⁾

74.83 m²
805.46 ft²

Reduced headroom

1.08 m²
11.63 ft²

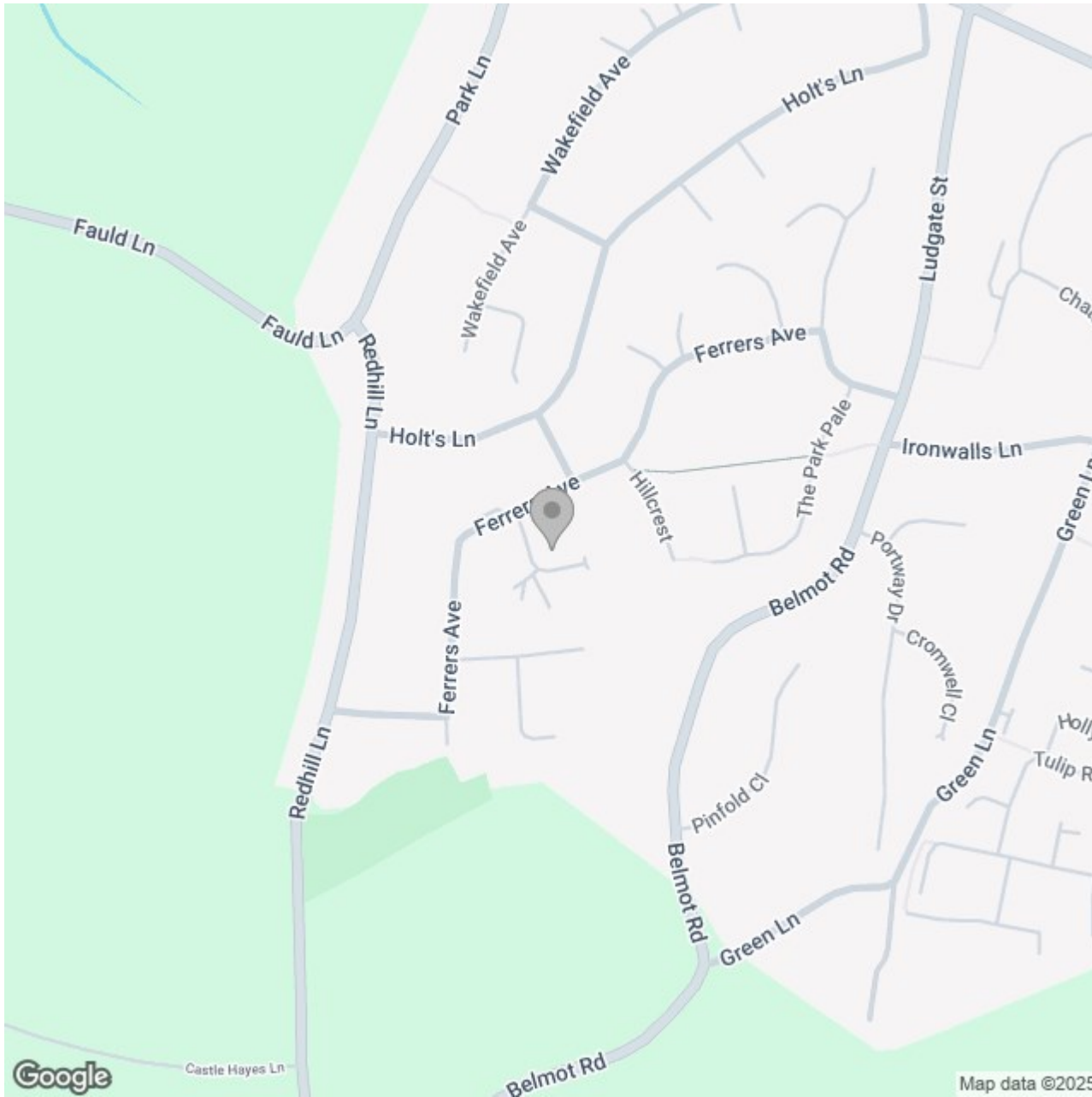
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	65	
(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	