





****NO UPWARDS CHAIN**** This three-bedroom semi-detached home, located in a desirable village, has been rewired and features modern uPVC double glazed doors and windows throughout.

The property offers two reception rooms, including a lounge with a gas fireplace, and a bright conservatory that leads to the garden. The fitted kitchen provides practical space, and the upstairs is home to a modern shower room and three well-proportioned bedrooms. Outside, there is ample parking with a tarmacked driveway, a garage, and a low-maintenance rear garden, making it a practical choice for comfortable living.



Ground Floor

Entering the property through the conservatory, you are welcomed into a bright space with windows on both the side and rear aspects and double doors leading out to the garden. A single door provides access into the kitchen, which is fitted with a range of base and eye-level units, a stainless steel sink with a mixer tap, a built-in slimline dishwasher, and space for a fridge/freezer. From the kitchen, you move seamlessly into the dining room, an ideal space for meals or gatherings. The dining room also has a sliding door that connects back to the conservatory and stairs leading to the first floor. From here, double doors open into the spacious lounge at the front of the house, where a large uPVC double-glazed window allows natural light to flood the room, complemented by a cosy live fuel effect gas fireplace. There's also access to an under-stairs storage cupboard for extra convenience.

First Floor

The landing on the first floor leads to all three bedrooms and the shower room. The master bedroom, located at the rear, enjoys garden views through a uPVC double-glazed window and includes a built-in storage cupboard. The second bedroom offers a generous space with a uPVC window facing the front, while the third bedroom, also at the front, includes a double glazed window to the front elevation and is ideal for use as a guest room or home office. The modern shower room features a double shower enclosure with an electric shower and folding glass screen, a vanity wash unit with a mixer tap, and a low-level WC. The space is completed with tiled surrounds, a heated towel rail, and an opaque uPVC window to the rear.

Outside



The front of the property features a driveway that leads to the garage, along with a paved front garden providing additional parking space. Gated access leads to the rear garden, which is designed with low maintenance in mind. The garden is mostly paved, with raised beds and a garden wall enclosing the space, making it ideal for relaxing.

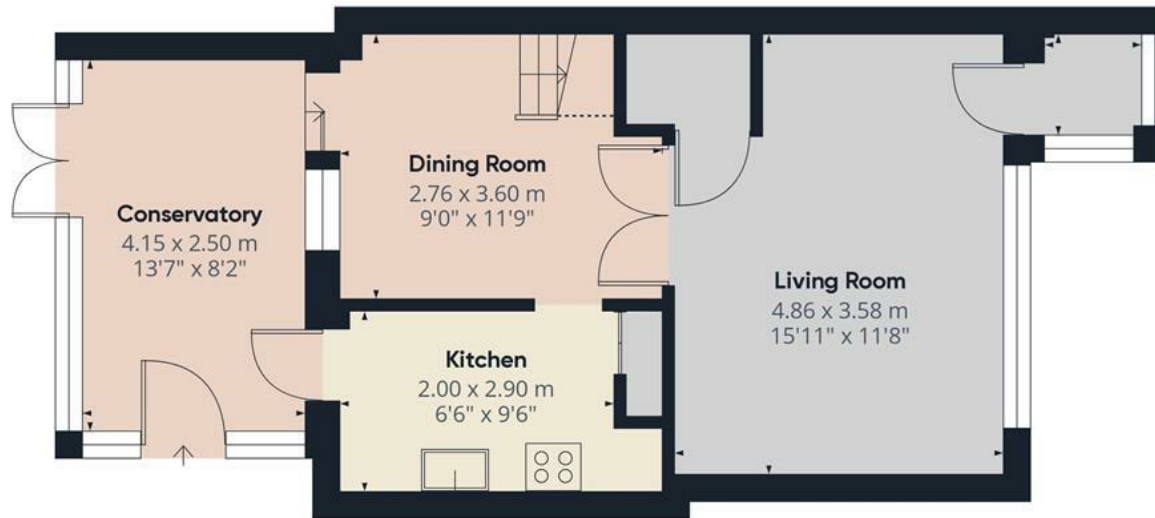




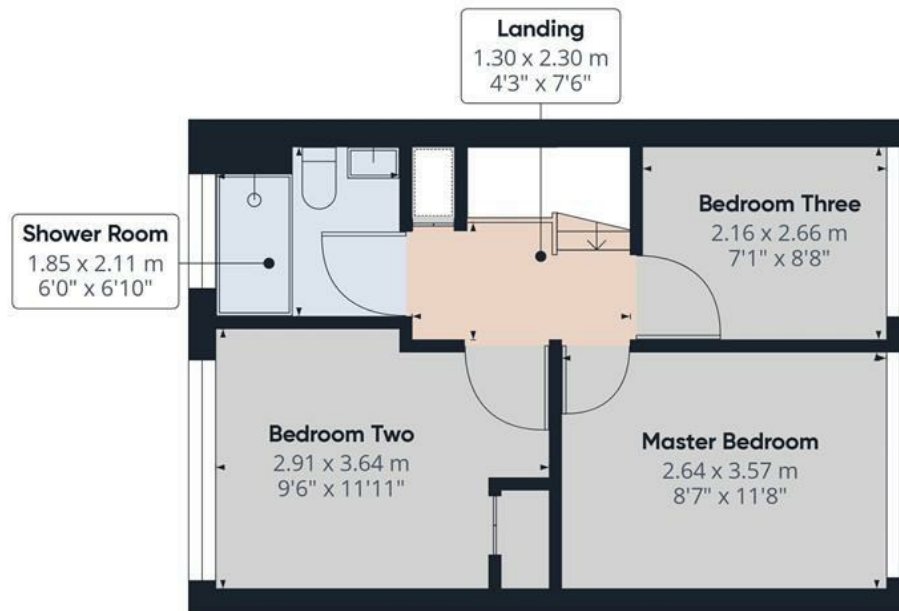








Floor 0



Floor 1

Approximate total area⁽¹⁾

78.63 m²
846.36 ft²

Reduced headroom

0.58 m²
66.74 ft²

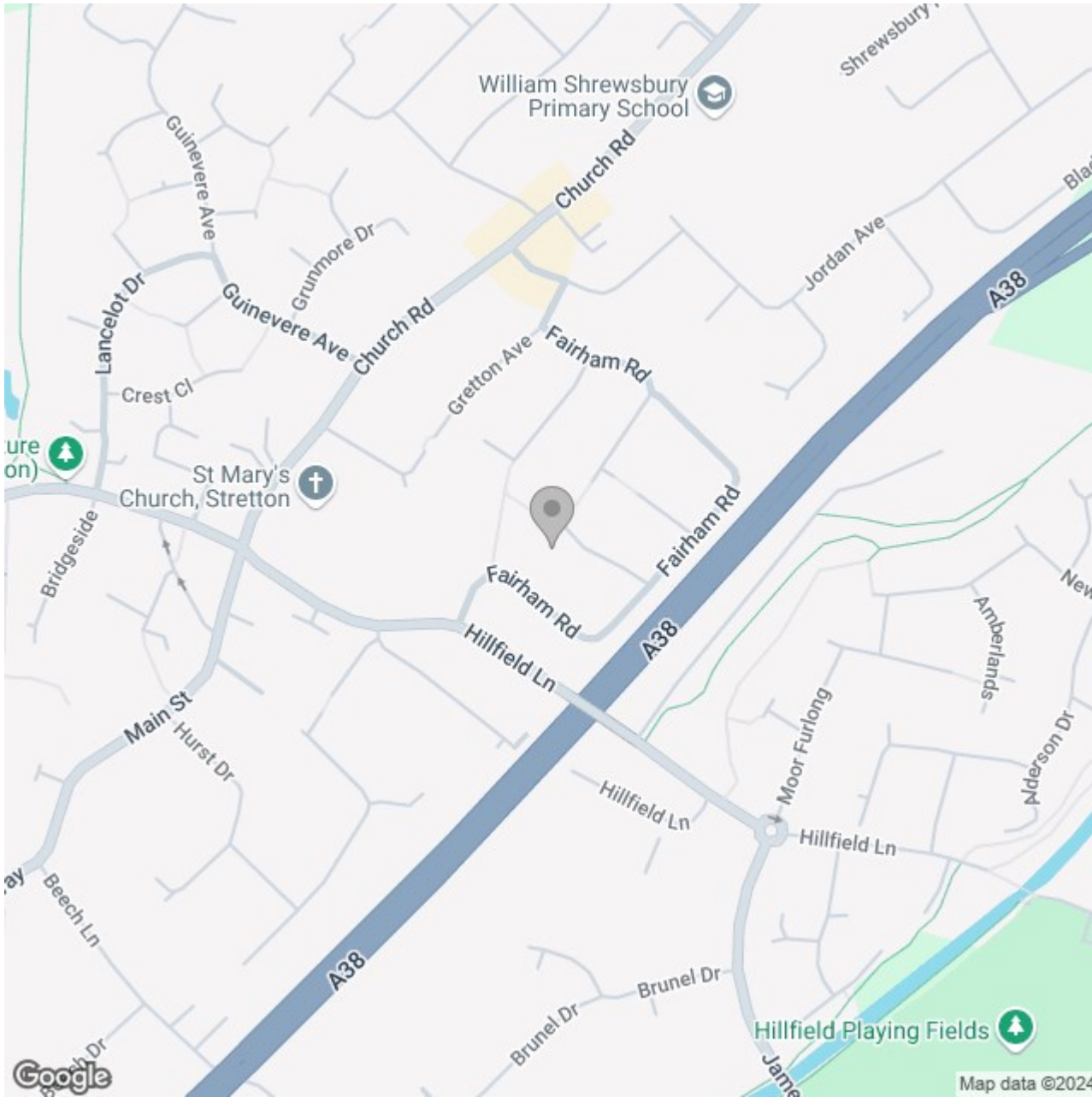
(1) Excluding balconies and terraces

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		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	