





A beautifully presented two-bedroom semi-detached home, offering a spacious driveway with ample parking, an impressive kitchen with marble worktops, and an open-plan lounge and dining room providing versatile living space. The property boasts two double bedrooms, a modern family bathroom, and a detached garden office/summer house, ideal for work or leisure. Situated in a sought-after location, this immaculate home is a must-see.



Accommodation

Ground Floor

The accommodation is accessed via a UPVC front entrance door, opening into a welcoming hallway with contemporary flooring, a central heating radiator, and an under stairs storage cupboard. From here, an opening leads to the kitchen, and doors provide access to other key rooms. To the right, there is a WC cloakroom featuring a low-level WC, a wash hand basin with a mixer tap and vanity unit below, a heated towel rail, and a double-glazed window to the front elevation.

To the left, an opening leads into the stylish kitchen, fitted with a range of matching wall and base units with elegant cup handles, a double electric oven, a gas hob, and tiled splash backs. The kitchen also boasts integrated appliances, including a fridge freezer and dishwasher, a ceramic sink with a mixer tap, recessed spot lighting, and a double-glazed window to the front elevation.

Straight ahead, a partially glazed door opens into the inviting lounge, which features stairs rising to the first floor, a central heating radiator, and an opening through to the dining room. The dining room benefits from a central heating radiator, double-glazed windows to the side and rear elevations, and a double-glazed door leading to the patio area and garden.

First Floor

The staircase ascends from the lounge to the first-floor landing, which includes a loft hatch and doors to the bedrooms and bathroom. Bedroom two is positioned to the front and benefits from a central heating radiator and two double-glazed windows to the front elevation, creating a bright and airy space.

To the right, the master bedroom features a central heating radiator built into a mirrored wardrobe, a built-in storage cupboard, and a double-glazed window overlooking the rear elevation.

The family bathroom is well-appointed with a modern three-piece suite comprising a low-level WC, a wash hand basin with a mixer tap and vanity unit below, and a bath with an electric shower over. The bathroom also includes partially tiled walls, recessed spot lighting, and a double-glazed window to the side elevation.

Outside

The outside of the property to the front elevation offers a driveway providing ample parking facility, with a laid to lawn garden adjacent and ahead the front entrance door with canopy porch over. The rear elevation offers a low maintenance garden having a patio area ideal for seating and a detached home office / summer house.





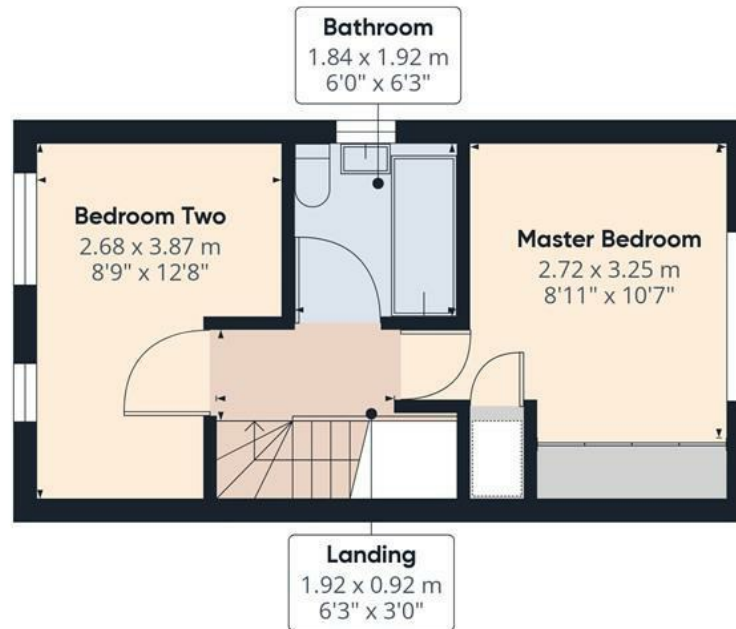








Floor 0



Floor 1

Approximate total area⁽¹⁾

60.32 m²

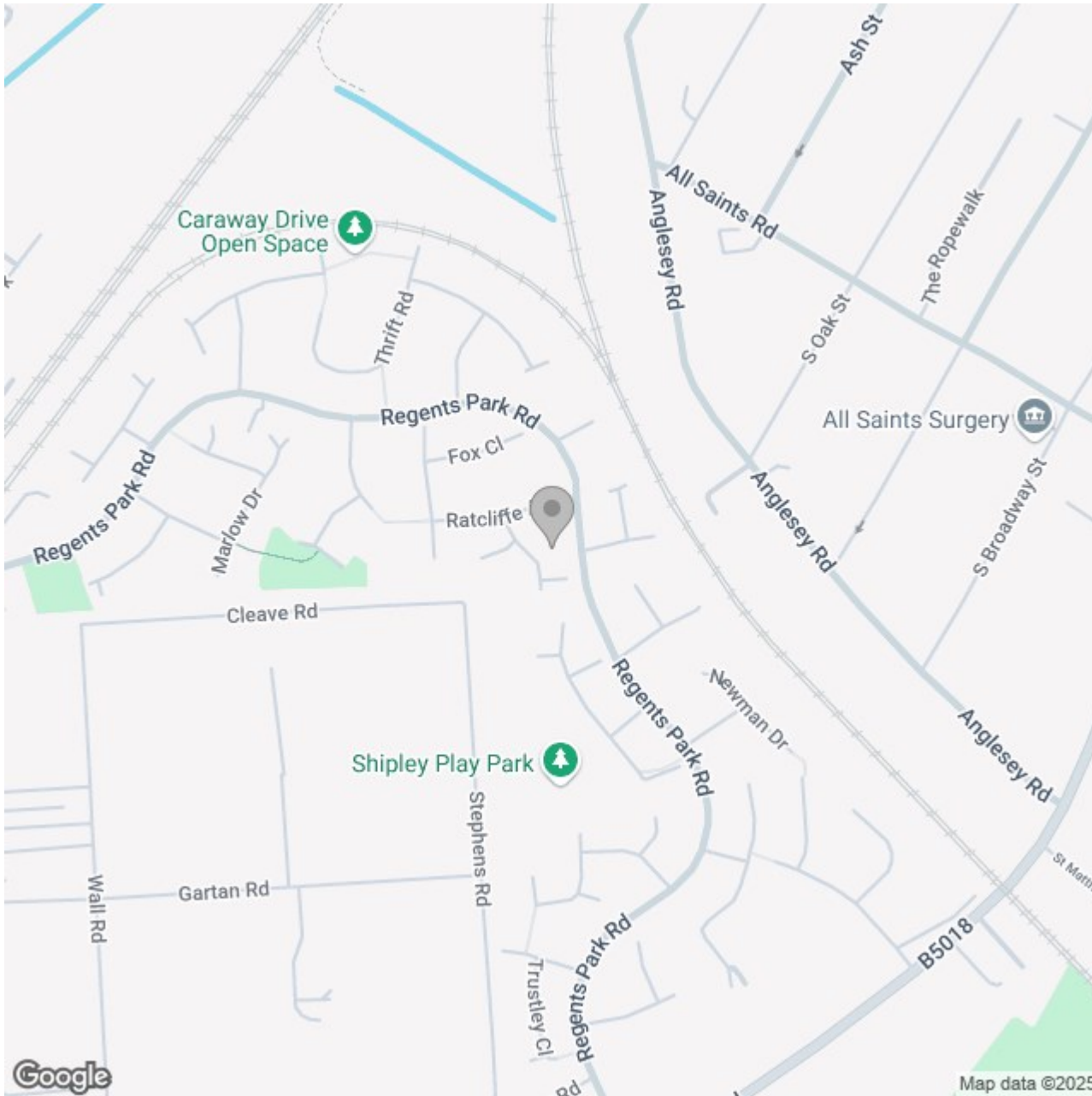
649.27 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(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	