





This attractive three-bedroom semi-detached property is situated within a sought-after residential development and offers a range of appealing features. The property boasts a spacious kitchen-diner, three generously proportioned bedrooms, and an enclosed rear garden, ideal for family living. A driveway provides convenient off-road parking and access to the garage. Viewing is highly recommended and is strictly by appointment only.



Accommodation

The accommodation begins with a composite front entrance door opening into a welcoming entrance hallway. The hallway features a central heating radiator, stairs rising to the first floor, and a door leading into the living room.

The living room is a bright and comfortable space, with double glazed window to the front elevation allowing plenty of natural light. The room includes a central heating radiator, an under stair storage cupboard for practicality, and a door leading into the WC cloaks. The WC cloaks is fitted with a low-level WC and wash hand basin, adding convenience to the ground floor layout.

To the rear of the property lies the well-appointed kitchen diner, which is perfect for family meals and entertaining. The kitchen is fitted with a selection of matching wall and base units, complemented by a roll-edge preparation work surface. It features a double electric oven, a four-ring gas hob with an extractor fan overhead, and a one-and-a-half bowl sink with a mixer tap and drainer. The kitchen also offers space for a washing machine, an integrated dishwasher, and a fridge freezer. Double glazed windows to the rear elevation provide a pleasant outlook, while double glazed French doors lead seamlessly into the conservatory.

The conservatory is a versatile additional living space, benefiting from double glazed windows to the rear and side elevations, as well as French doors that open onto the garden, making it an ideal spot to relax while enjoying views of the outdoors.



Ascending to the first floor, the landing, which is accessed from the entrance hallway, includes a loft hatch, a double glazed window to the side elevation, and doors leading to three well-proportioned bedrooms and the family bathroom. An airing cupboard is also located on the landing, providing useful storage.

The master bedroom, featuring a built-in wardrobe, a central heating radiator, and a double glazed window overlooking the rear elevation. The second bedroom offers a similar sense of space, with a central heating







radiator and a double glazed window to the front elevation. The third bedroom is equally well-sized and enjoys a view of the rear garden through its double glazed window, with a central heating radiator for added comfort.



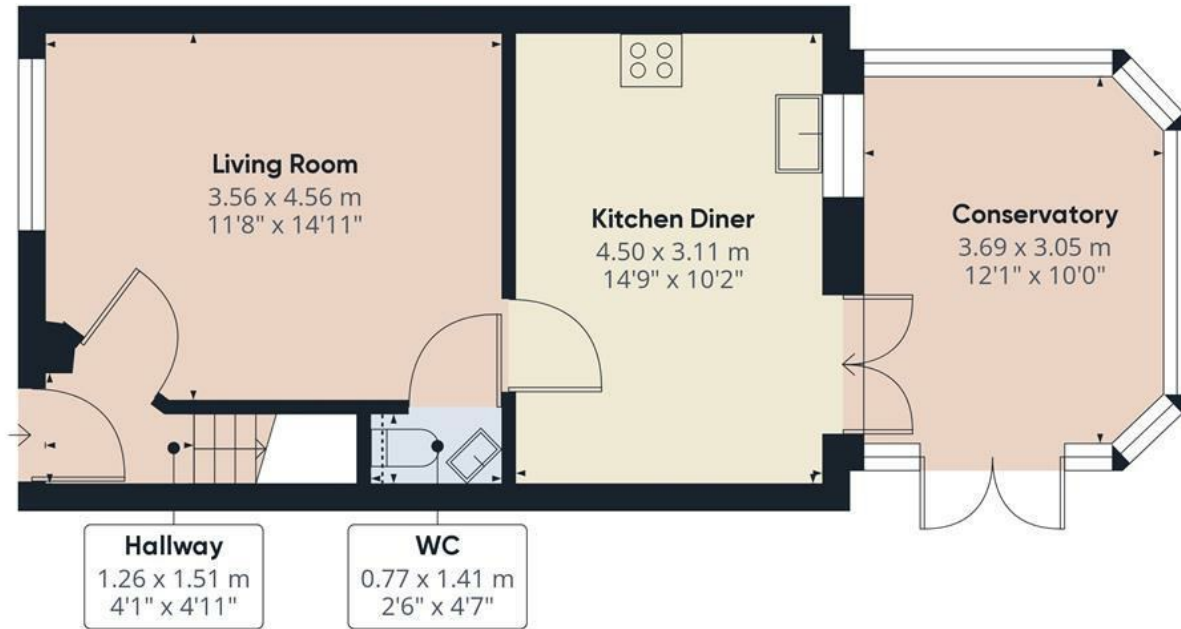
The family bathroom has been recently updated with a modern three-piece suite, comprising a bath with a mixer tap and handset, a low-level WC, and a wash hand basin with a mixer tap. The bathroom is fully tiled, with splashbacks around the bath and shower area, and includes a heated towel rail. A double glazed window to the front elevation completes the room.



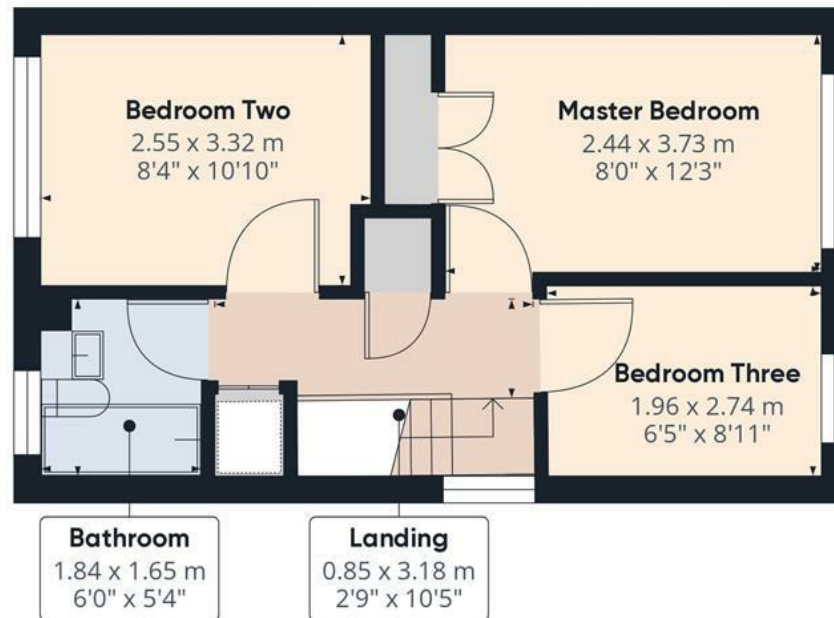
Externally, the property offers a fore garden with a lawned area and a driveway providing off-road parking, which leads to the garage. To the rear, the enclosed garden is a delightful space, featuring a patio area ideal for outdoor entertaining and a well-maintained lawn, surrounded by secure fencing for privacy.







Floor 0



Floor 1

Approximate total area⁽¹⁾

74.86 m²
805.81 ft²

Reduced headroom

0.08 m²
0.88 ft²

(1) Excluding balconies and terraces

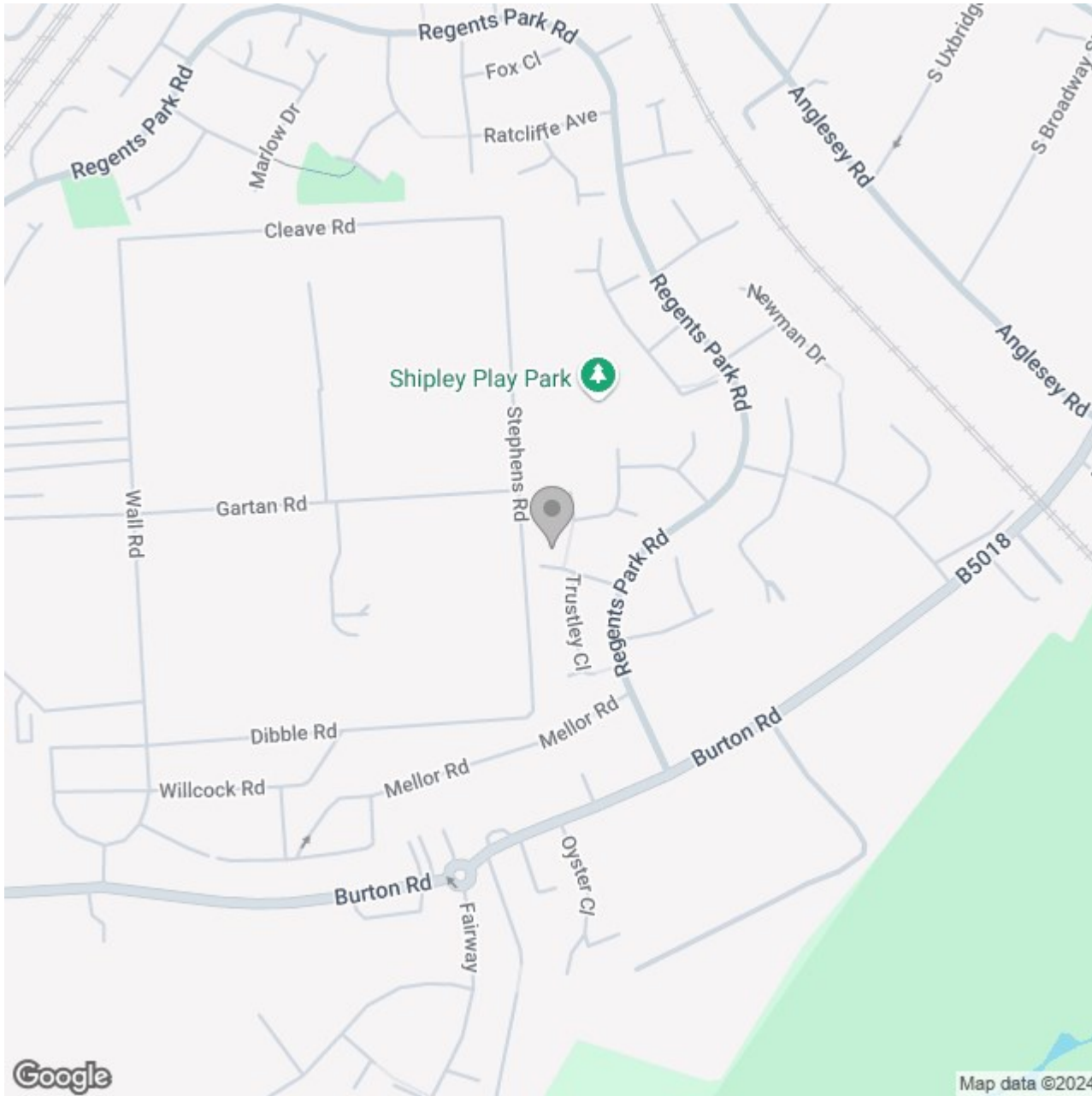
Reduced headroom

..... 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		85
(69-80) C	70	
(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	