







This well presented three-bedroom semi-detached property offers modern and spacious living accommodation, ideal for a variety of buyers. The property features a stylish open-plan living, dining, and kitchen area, complemented by a separate utility room for added convenience. Upstairs, there are three well-proportioned bedrooms, providing ample space for family or guests. Externally, the property benefits from a driveway offering off-street parking and an enclosed rear garden, perfect for outdoor enjoyment. Viewing is highly recommended and strictly by appointment only.





## Accommodation

### Internal Accommodation

The property welcomes you through a porch into a spacious entrance hallway, featuring a central heating radiator and stairs rising to the first floor. An opening leads into the open-plan kitchen, dining, and living area. The living space is enhanced by a recessed fireplace, a central heating radiator, and double-glazed windows to the front elevation, creating a bright and inviting atmosphere. The kitchen diner boasts two central heating radiators and two double-glazed windows to the rear elevation, ensuring plenty of natural light. The kitchen is fitted with base units and a raw-edge laminate preparation work surface, a gas hob with an extractor over, an electric oven, a one-and-a-half bowl sink with a mixer tap, and a breakfast bar with seating overhang, making it ideal for modern living. A door from the kitchen leads to the utility area, which provides space for a tumble dryer and other white goods. The utility room also benefits from double-glazed doors to both the front and rear elevations and offers access to a WC cloaks, fitted with a low-level WC and a double-glazed window to the front elevation.

The first floor is accessed via the staircase from the entrance hallway, leading to a landing with a loft hatch, a double-glazed window to the side elevation, and doors to three double bedrooms. Each bedroom is well-proportioned, featuring central heating radiators and double-glazed windows that fill the rooms with natural light. The family bathroom is fitted with a modern suite, including a low-level WC, a wash hand basin with a mixer tap



and vanity unit below, and a bath with a mixer tap, handset shower, and an overhead rain shower as well as under floor heating. A double-glazed window to the rear elevation completes this stylish and functional space.

### Outside

The property offers a driveway to the front, providing convenient off-street parking. To the rear, the enclosed garden is mainly laid to lawn, with a patio area ideal for outdoor seating and entertaining. The garden is bordered by timber fencing, ensuring a private and secure outdoor space.















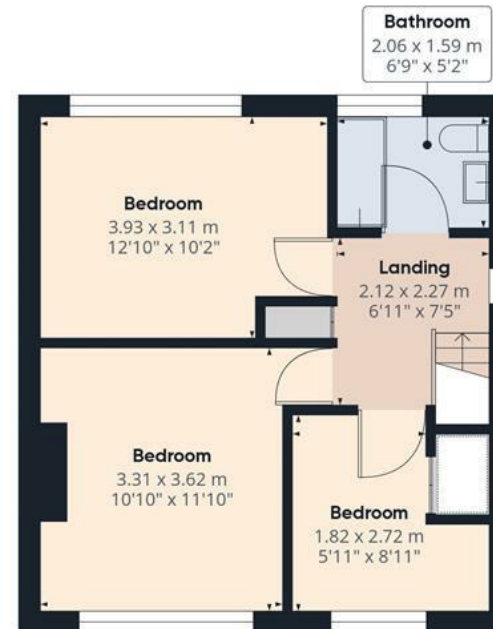








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

87.31 m<sup>2</sup>  
939.8 ft<sup>2</sup>

**Reduced headroom**

0.45 m<sup>2</sup>  
4.81 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

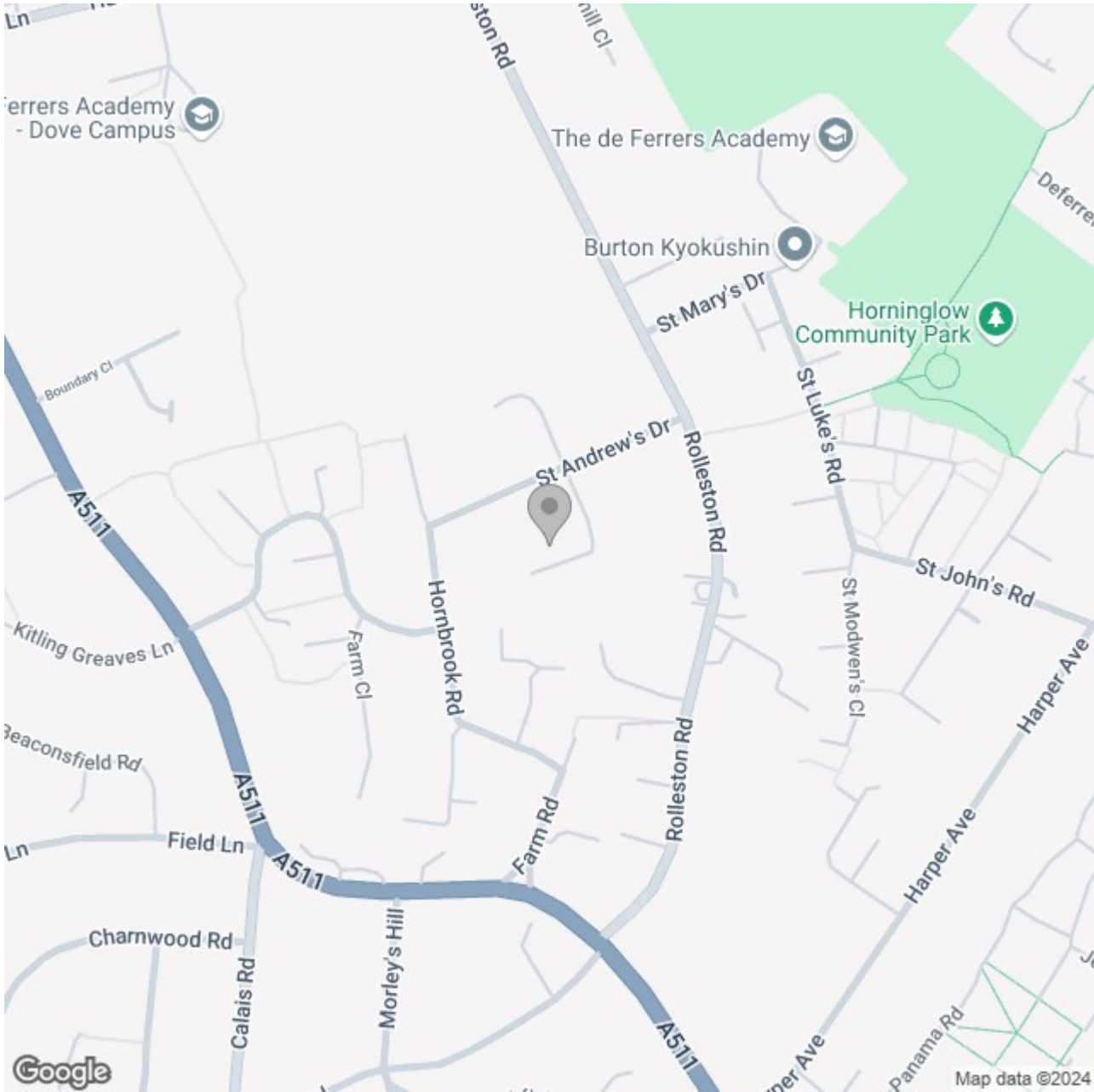
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	