





This three-bedroom semi-detached property is situated in a sought-after village location with excellent access to local amenities and transport links.

Offering well-proportioned accommodation throughout, the property includes a spacious kitchen-diner with French doors leading to the garden, three comfortable bedrooms, and two parking spaces on a side-by-side driveway at the front. Additional benefits include gas central heating and double glazing. Viewings are highly recommended by appointment only.



Accommodation

Ground Floor

The property welcomes you through a front entrance door into an inviting entrance hallway. The hallway features a central heating radiator, stairs rising to the first floor, and doors leading to a convenient WC cloaks. The WC cloaks is fitted with a low-level WC, a wash hand basin with individual hot and cold taps, tiled splash backs, and a central heating radiator, complemented by a double-glazed window to the front elevation. The living room, positioned at the front of the property, boasts a double-glazed window to the front elevation, a central heating radiator, and a door leading through to the kitchen-diner.

The kitchen-diner offers a modern and practical space, fitted with a range of matching wall and base units. It features an electric oven, a four-ring gas hob with an extractor fan above, and a roll-edge preparation work surface. A one-and-a-half-bowl stainless steel sink with a mixer tap and drainer sits beneath double-glazed windows overlooking the rear garden. Additional space is available for a fridge-freezer, and the dining area is enhanced by French doors that open directly onto the rear garden, making it ideal for entertaining. The kitchen-diner also benefits from tiled splash backs and a central heating radiator.

First Floor

The first-floor landing leads to three well-proportioned bedrooms and the family bathroom. The master bedroom is located at the front of the property and includes a double-glazed window, a



central heating radiator, and a door to the en-suite shower room. The en-suite comprises a low-level WC, a wash hand basin with individual hot and cold taps, tiled splash backs, and a shower cubicle with glass sliding doors and tiled walls, with a double-glazed window to the front elevation.

The second and third bedrooms, positioned at the rear of the property, both feature double-glazed windows overlooking the garden and central heating radiators. The family bathroom is fitted with a three-piece suite, including a low-level WC, a wash hand basin with individual hot and







cold taps, and a bath with a mixer tap and shower over. The bathroom also features partially tiled walls and a double-glazed window to the side elevation.

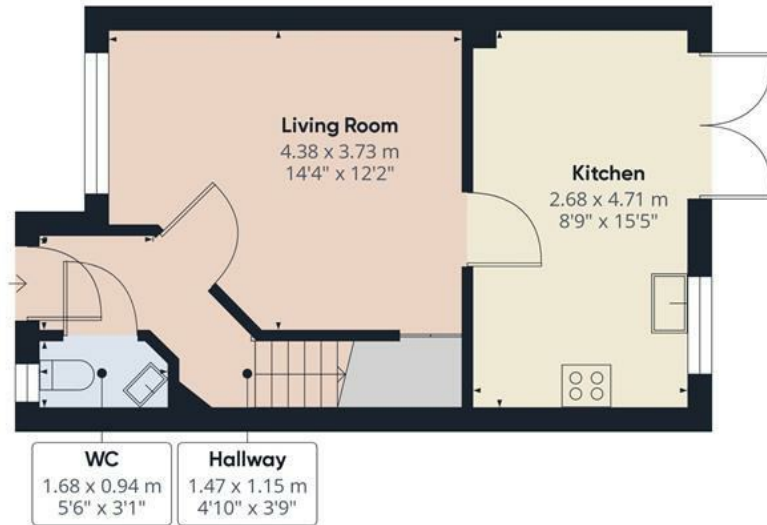
Outside

The front elevation of the property offers a low-maintenance astroturf lawn, a pedestrian pathway leading to the front entrance door, and a side-access gate. The driveway provides off-road parking for two vehicles in a convenient side-by-side arrangement. To the rear, the enclosed garden is designed for easy upkeep, primarily laid to lawn with a patio area that provides the perfect space for seating and entertaining. The garden is surrounded by timber fencing for privacy and security, making it an ideal outdoor space for relaxing or hosting guests.

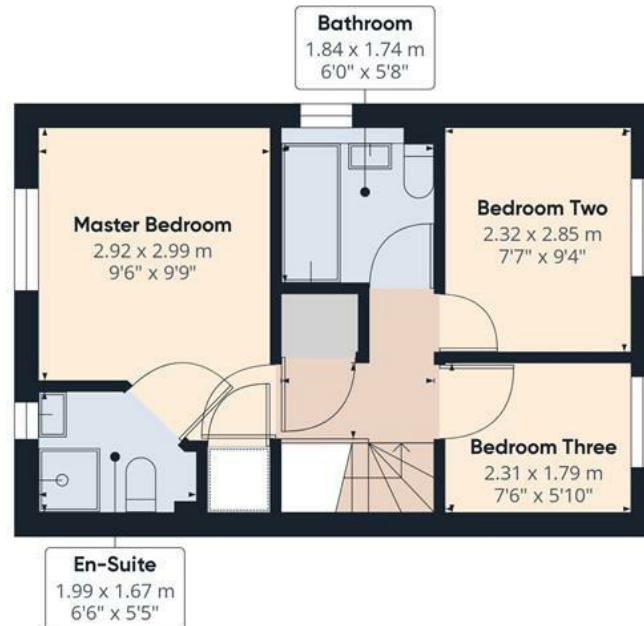








Floor 0



Floor 1

Approximate total area⁽¹⁾

65.61 m²

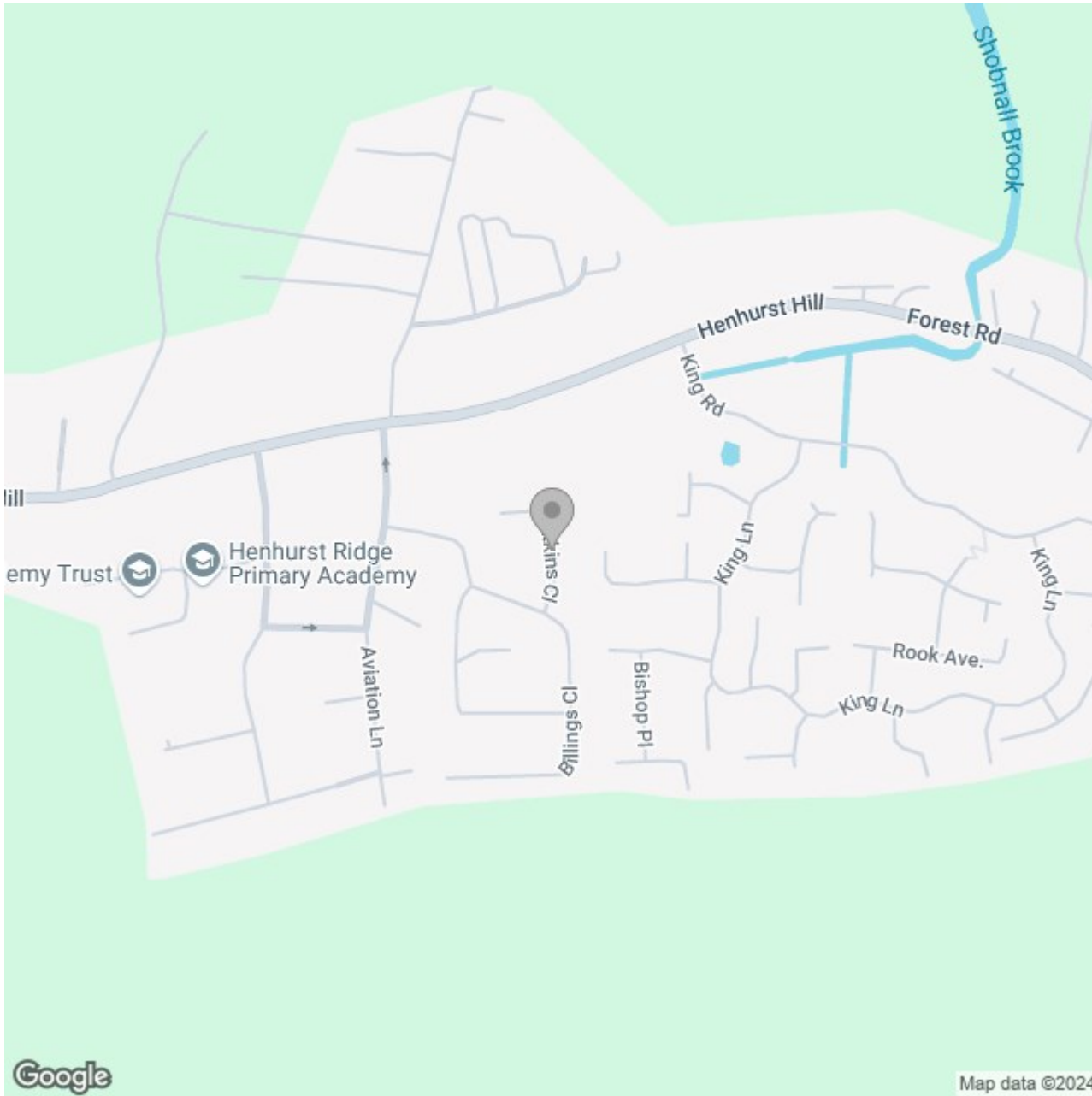
706.22 ft²

(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
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	82	
(69-80) C		
(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	