





This impressive two-bedroom semi-detached home is situated in a sought-after area and showcases a contemporary and elegant interior throughout. The property benefits from a spacious driveway with parking for two vehicles and a generously sized, enclosed rear garden, perfect for relaxing or entertaining outdoors. The interior includes a high-specification kitchen-diner fitted with premium integrated appliances, a bright and welcoming living room, two comfortable double bedrooms, and a sleek, modern family bathroom. A viewing is highly recommended to fully appreciate the quality and charm of this exceptional home. Appointments are strictly by prior arrangement.



## Ground Floor

Upon entering through a composite front door, you are welcomed into a bright and well-proportioned living room. This inviting space features a double-glazed front-facing window that allows an abundance of natural light, a central heating radiator, and stairs leading to the first floor. A stylish glazed door connects the living room to the kitchen-diner.

The thoughtfully designed kitchen-diner boasts a range of coordinating wall and base units, complemented by high-quality integrated appliances, including an AEG electric oven, a four-ring gas hob with an AEG extractor hood, an integrated dishwasher, and a fridge freezer. The kitchen also provides ample space for a washing machine, a sink with a mixer tap, and straight-edge work surfaces. A double-glazed rear window and a double-glazed rear door provide access to the garden. Additional features include a central heating radiator, a built-in storage cupboard, and access to the downstairs cloakroom.

The WC cloakroom includes a vanity unit with a wash hand basin and mixer tap, a low-level WC, a tiled splashback, a radiator, and a double-glazed side window.

## First Floor

The first-floor landing, accessible via stairs from the living room, offers loft access and leads to two generously sized double bedrooms.

The master bedroom is located at the rear of the property and features a double-glazed window



overlooking the garden, a central heating radiator, and ample space for furnishings. The second bedroom, situated at the front, includes a built-in storage cupboard, a central heating radiator, and a double-glazed front-facing window.

The modern family bathroom is finished to a high standard, comprising a low-level WC, a wash hand basin with mixer tap, and a bathtub with a mixer tap and gravity shower overhead. The bathroom also includes partially tiled walls, recessed spot lighting, a heated ladder towel rail, and a double-glazed side window.







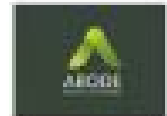












Approximate total area<sup>1)</sup>  
59.23 m<sup>2</sup>  
637.55 ft<sup>2</sup>



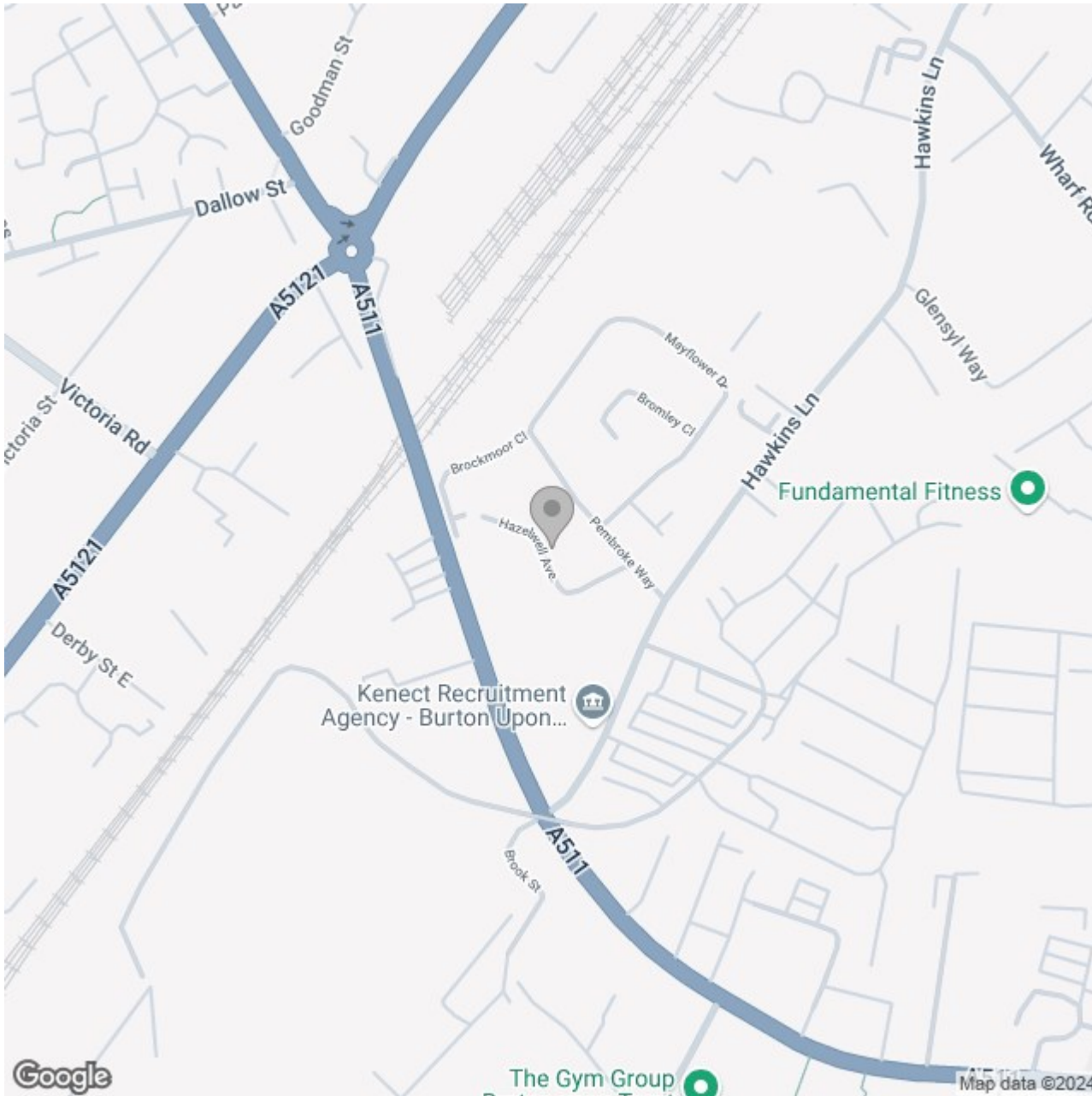
1) Excluding balconies and terraces

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 BS5:Part 3C standard.

03/07/19 240





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</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	