





Offered for sale is this charming semi-detached cottage for sale, located in a sought-after area within walking distance of the town center, railway station, and excellent schools. Perfectly blending traditional character with modern practicality, the property provides comfortable and versatile living spaces.

On the ground floor, the home features an entrance porch, a cozy living room, a bright dining room, a well-equipped kitchen, a utility room, and a stylish shower room. Upstairs, the first floor comprises a landing, two spacious bedrooms, and a contemporary family bathroom.

The front garden is enclosed by a neat privet hedge and accessed via an iron gate, with a paved path leading to the entrance. The beautifully landscaped rear garden offers block-paved paths, seating areas for alfresco dining, a lawn, and a gravel path leading to the Summerhouse and garden shed. Mature hedges and original brick walls provide privacy and a touch of timeless charm.

At the end of the garden, the Summerhouse adds versatility, with double-glazed doors, neutral decor, wooden flooring, power, and TV points, making it ideal for work or leisure. A decked seating area at the front enjoys lovely views of the house and garden.

This delightful cottage offers an exceptional combination of location, style, and outdoor space. Viewing by appointment only.



 **ABODE**
SALES & LETTINGS

Porch

With a UPVC double glazed window to the front elevation, composite front entry door leading into, tiled flooring throughout, electric radiator, spotlighting to ceiling and internal door leading to:

Dining Room

With a double glazed sash window to the front elevation, central heating radiator, staircase rising to the first floor landing, TV aerial point, feature fireplace with timber mantle and tiled hearth, overhead meter cupboard internal doors lead to:

Lounge

With a double glazed sash window to the front elevation, central heating radiator, focal point log burning fireplace with exposed brick backing and tiled hearth, TV aerial point and double glazed UPVC French doors leading to the rear patio.

Kitchen/Diner

With two double glazed windows to both rear and side elevations, side entry double glazed composite door leading to the rear patio, two electrically retractable double glazed Velux windows to ceiling. The kitchen features a range of matching base and eye-level storage cupboards and drawers with Quartz drop edge preparation work surfaces and splashback. A range of integrated appliances include fridge, freezer, oven/grill, microwave, four ring electric induction hob with stainless steel extractor hood, dishwasher and a 1 1/2 stainless steel sink and drainer with mixer tap, TV aerial point, tiled flooring throughout and spotlighting to ceiling.



Ground Floor Shower Room

Featuring a three-piece shower room suite comprising of low-level WC with continental flush, vanity wash hand basin with mixer tap and tiled splashback, double walk-in shower cubicle with PVC panelling to wall coverings, double glazed electrically retractable Velux window to ceiling, extractor fan, spotlighting to ceiling and chrome heated towel radiator.







Utility Room

With tiled flooring throughout, base storage cupboards with Quartz drop edge preparation works surfaces, stainless steel sink and drainer with mixer tap, plumbing and freestanding space for white goods and appliances, chrome heated towel radiator and spot lighting to ceiling.

Landing

With internal panelled doors leading to:

Bedroom One

With two double glazed window units to both front and rear elevations, timber panelled flooring throughout and central heating radiator.

Bedroom Two

With a double glazed window to the front elevation, original feature fireplace with a timber Adam style surround, central heating radiator and a useful over stairs storage cupboard with double shelving.

Bathroom

Featuring a four piece family bathroom suite comprising of low-level WC with continental flush, vanity wash hand basin with mixer tap and splashback, bath unit with splashback and showerhead attachment, double walk-in shower cubicle with glass screen, waterfall showerhead and UPVC panelling to wall coverings, complementary tiled floor throughout, access into loft space via loft hatch, Milano Windsor central heating towel radiator, extractor fan, spotlighting to ceiling and a frosted double glazed window unit to the side elevation.

Outside & Garden Room

At the front of the property, a charming privet hedge frames an iron gate that opens into a small, enclosed front garden. A paved pathway leads to the entrance door, flanked by gravel borders. The rear garden is a

stunningly landscaped retreat, designed for both relaxation and entertaining. Block-paved pathways wind through the area, connecting seating zones ideal for alfresco dining. A neatly maintained lawn is complemented by a gravel pathway that leads to the Summerhouse and garden shed. Mature hedging and original brick walls surround the garden, creating a private and serene atmosphere.

Located at the far end of the garden, the Summerhouse offers a tranquil escape. It features grey double-glazed patio doors and a side window, filling the space with natural light. The interior is finished in neutral tones, with wooden flooring, a central pendant light, and power points, including connections for TV. A perfect work station for working from home as there is also hard wired internet access, while the frontage of the Summerhouse provides a decked seating area provides a lovely vantage point to enjoy views of the garden and the main house.















Floor 0 Building 1



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Approximate total area⁽¹⁾

82.42 m²
887.16 ft²

Reduced headroom

0.67 m²
7.18 ft²

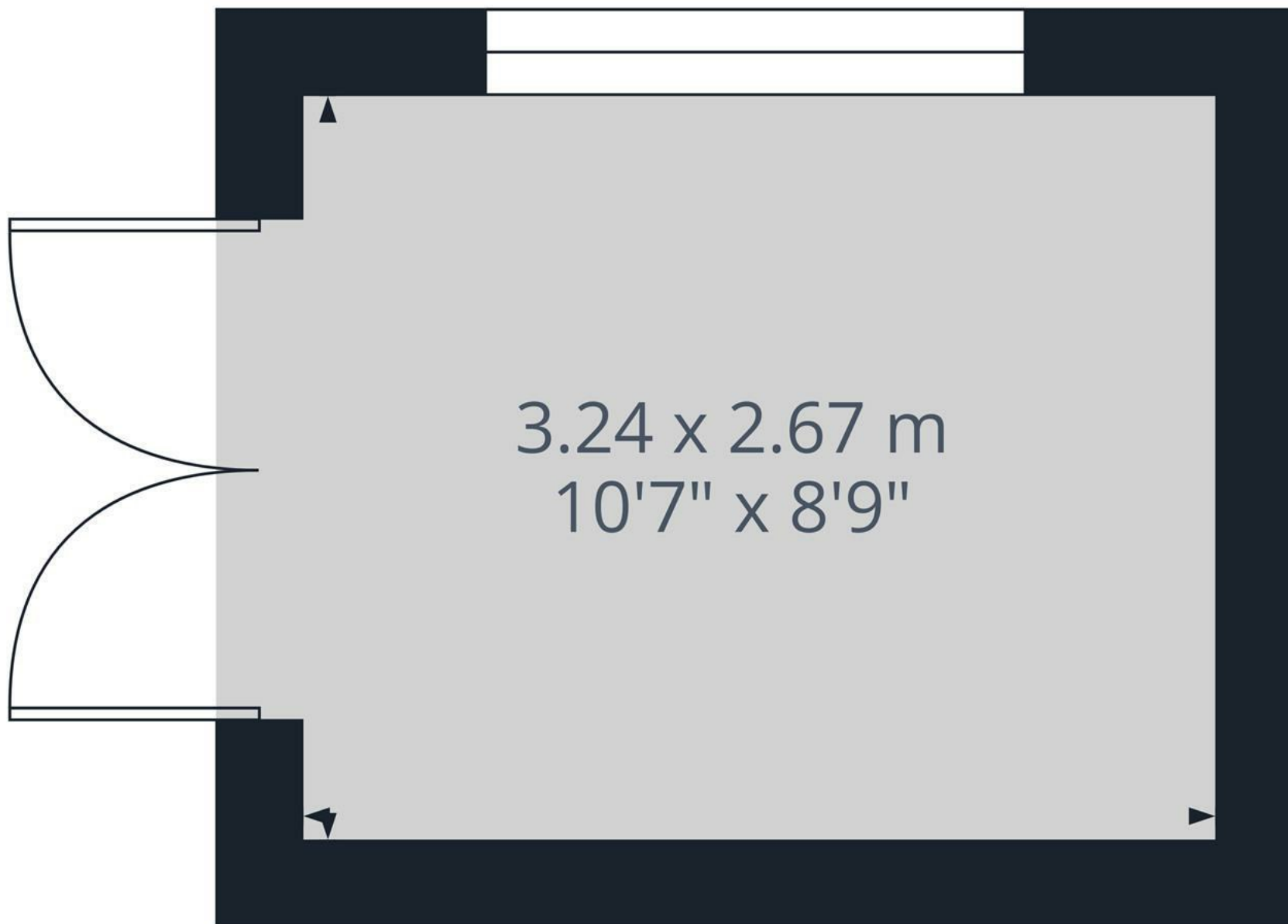
(1) Excluding balconies and terraces

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.

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3.24 x 2.67 m
10'7" x 8'9"

Approximate total area⁽¹⁾

8.79 m²

94.61 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	67	
(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	