





A modern two-bedroom semi-detached property, constructed in 2021 having a remaining builders warranty, boasting a block-paved driveway providing off-road parking. This well-presented home features a fully fitted kitchen, a spacious lounge diner, two generously sized double bedrooms, and a three-piece family bathroom. The property benefits from an enclosed landscaped rear garden, offering a perfect space for outdoor enjoyment. Ideal for a variety of buyers, this home combines contemporary living with a high standard of presentation throughout. Viewing is highly recommended.



Accommodation

Ground Floor

The property welcomes you through a front entrance door into a bright and inviting entrance hallway, complete with a central heating radiator. To the left, a door leads to the downstairs WC cloakroom, which is fitted with a low-level WC, a wash hand basin with a mixer tap, a central heating radiator, and a double-glazed window to the front elevation. To the right, a door opens into the modern kitchen, featuring a selection of matching wall and base units, integrated appliances including a fridge freezer, dishwasher, and washing machine, as well as an electric oven and induction hob with extractor hood over. A double-glazed window to the front elevation provides natural light, while a sink with a mixer tap and drainer adds practicality. The hallway also provides access to the lounge diner, a spacious and versatile room with double-glazed French doors leading out to the landscaped rear garden. The lounge diner includes a central heating radiator, a built-in storage cupboard, and ample space for both a dining table and comfortable seating. Stairs from the hallway rise to the first floor.

First Floor

Ascending the staircase, the first-floor landing provides access to the loft and leads to two generously proportioned double bedrooms and a family bathroom. The master bedroom benefits from two double-glazed windows to the front elevation, a built-in storage cupboard, and a central heating radiator, offering a bright and comfortable space. The second bedroom features two



double-glazed windows to the rear elevation, a central heating radiator, and is currently utilised as a study and walk-in wardrobe, showcasing its versatility. The family bathroom is fitted with a modern three-piece suite comprising a low-level WC, a wash hand basin with a mixer tap, a bath with a gravity shower over and a mixer tap, a heated towel rail, tiled splash backs, and tiled flooring, completing this beautifully presented property.

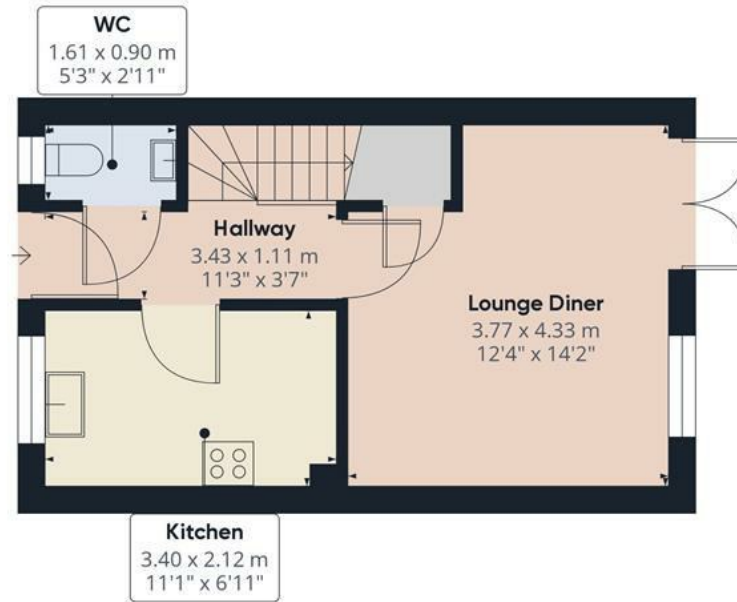




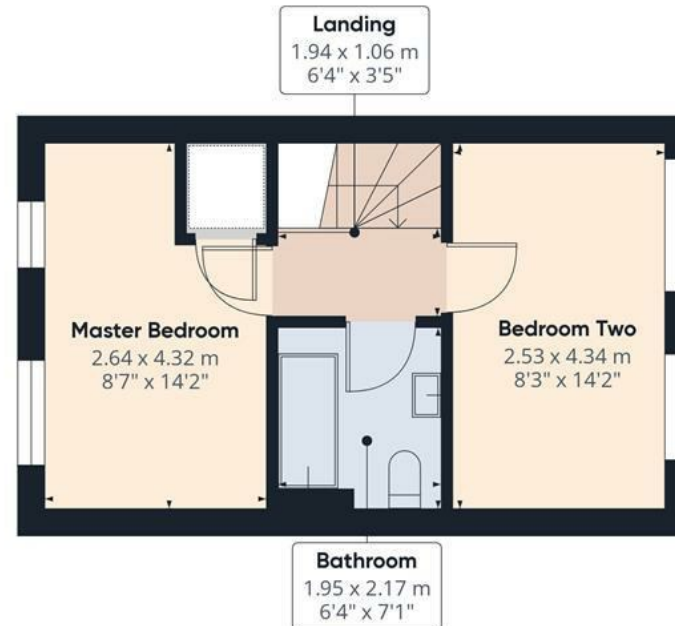








Floor 0



Floor 1

Approximate total area⁽¹⁾

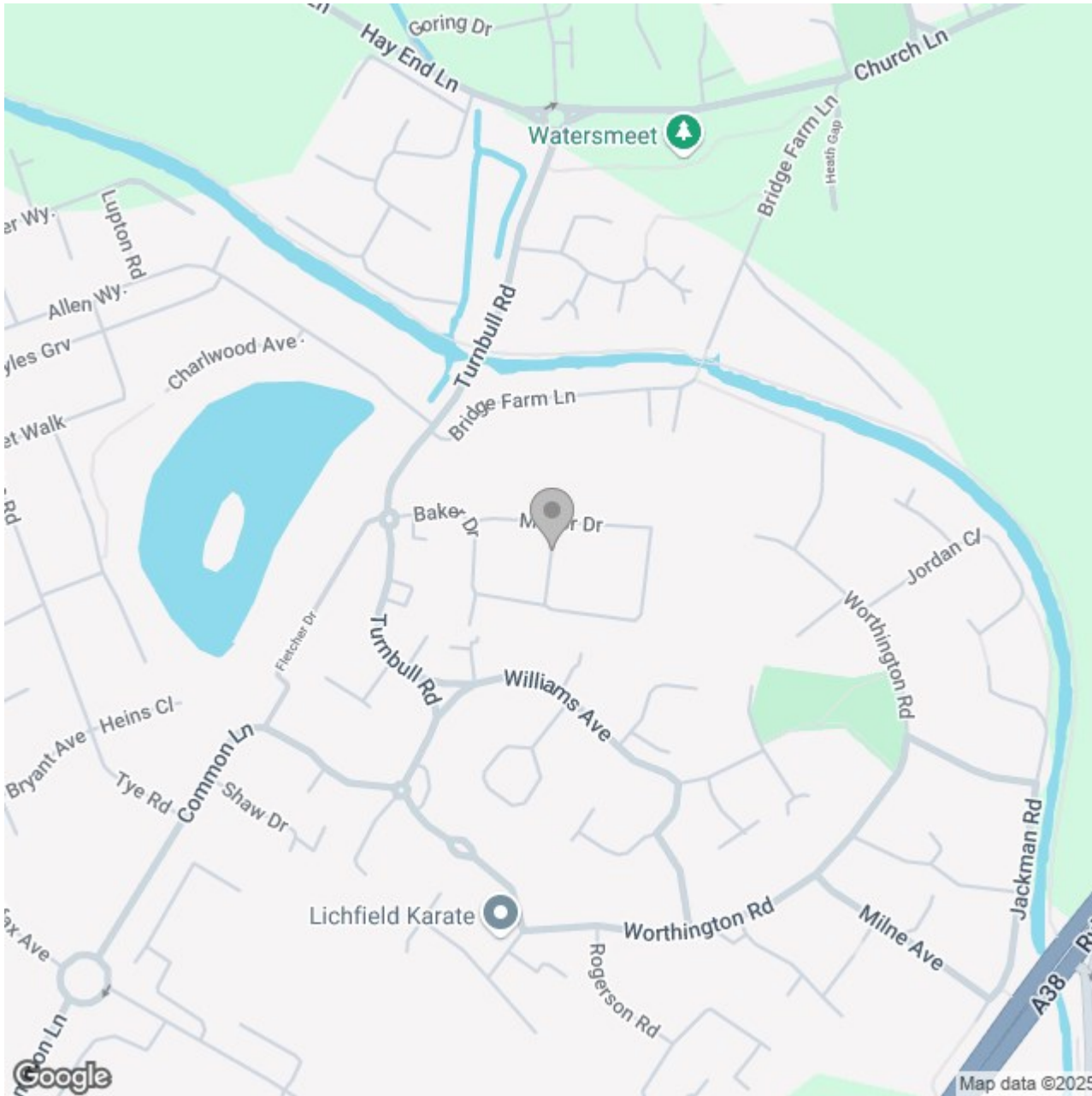
58.92 m²
634.2 ft²

(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	