







A beautifully appointed three bedroom semi detached property, situated within a popular location having good access to a range of local amenities and transport links. The property benefits from a stunning living room, kitchen diner, large utility room, three double bedrooms, shower room and en-suite bathroom, garage and off street parking. Viewing is highly recommended strictly via appointment only.





## Accommodation

### Ground Floor:

As you step through the composite front entrance door, you're greeted by an inviting living room featuring a panelled feature wall, a log-burning stove with hearth, and recessed shelving with storage below. An opening leads to the inner hallway which has stairs to the first floor. The kitchen, accessed from the inner hallway, boasts a selection of base units with a straight-edge preparation work surface, a sink with a mixer tap and drainer, an electric oven and gas hob with an extractor above, a walk-in pantry with a bi-folding glazed door, and mosaic-style tiled flooring. There's plenty of space for a dining table set, with recessed downlighting adding to the ambiance. The large utility room provides ample space for white goods, shoe storage, and household appliances. A side door leads to the rear patio, and an internal door leads to the stylish shower room, equipped with a modern three-piece suite comprising a low-level WC, washbasin, shower cubicle, and a heated ladder towel rail.

### First Floor:

Ascending the staircase from the inner hallway, you'll find three double bedrooms and a stairwell leading up to the attic space. The master bedroom is tastefully decorated, with a double-glazed window to the rear elevation and an en-suite bathroom boasting a stunning four-piece suite. This includes a roll-top bath with a mixer tap and handset over, a large walk-in shower, a washbasin with a mixer tap, and a low-level WC. The landing also gives access to two further double bedrooms, one especially



spacious with double-glazed windows. A door from the landing leads to a staircase ascending to the attic room, offering plenty of storage space.

### Outside:

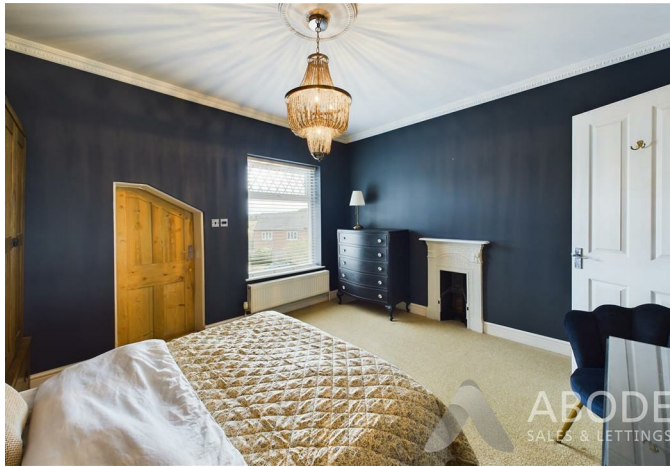
The front of the property features a driveway providing ample parking, leading to the oversized single garage with a vehicular door at the front and a pedestrian door at the rear. The rear showcases a lovely decked patio area, perfect for outdoor seating, all enclosed by timber fencing.

















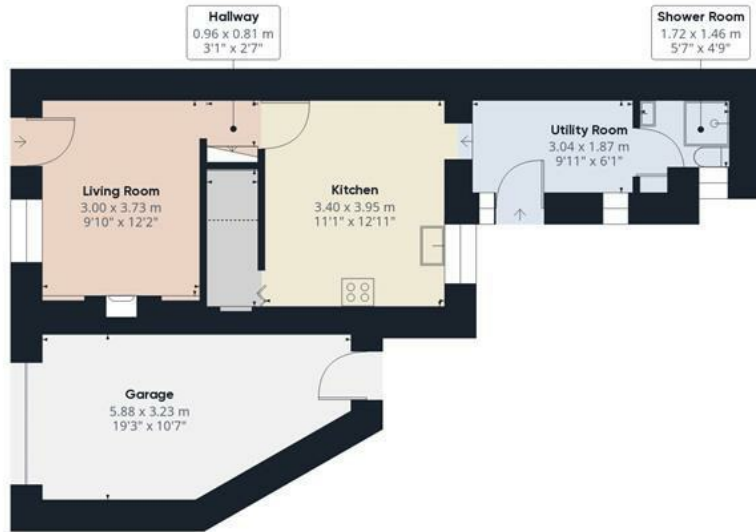




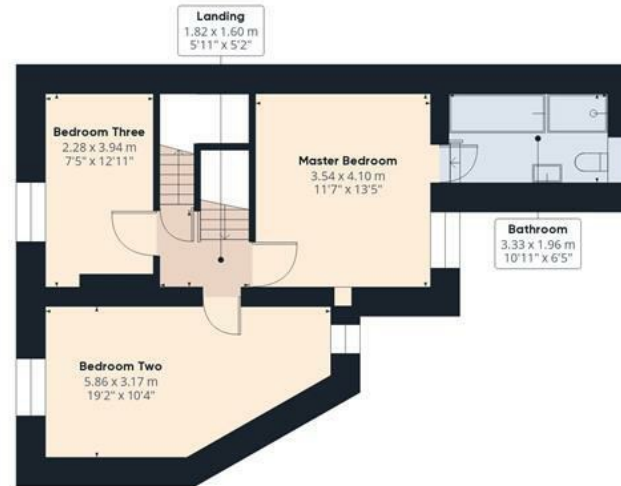




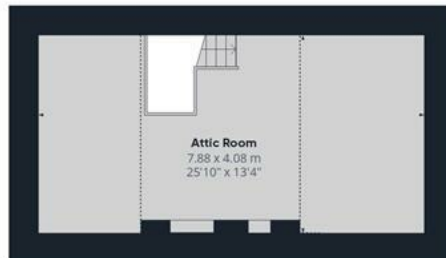




Floor 0



Floor 1



Floor 2

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

135.86 m<sup>2</sup>  
1462.38 ft<sup>2</sup>

**Reduced headroom**

19.7 m<sup>2</sup>  
212.05 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

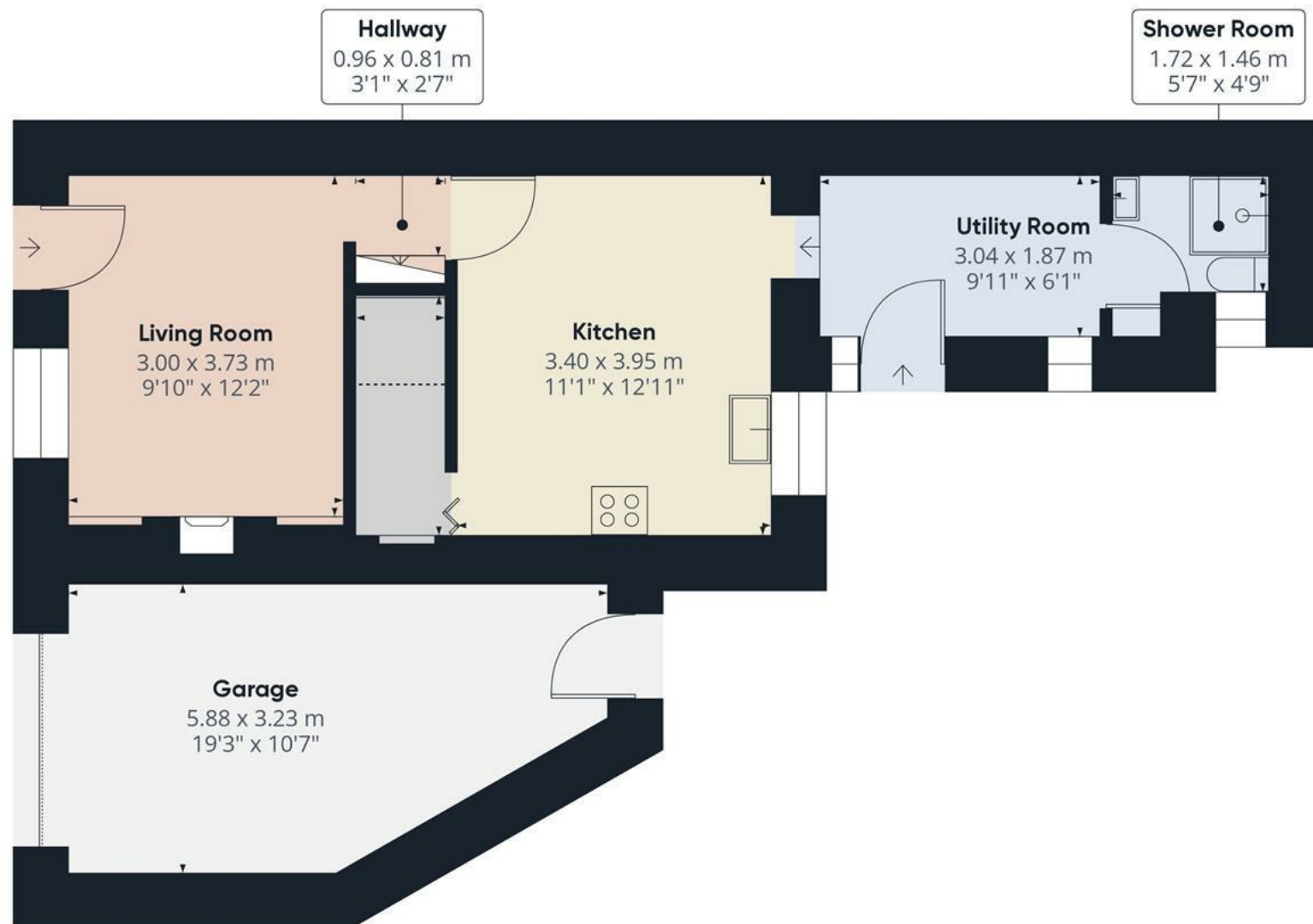
..... Below 1.5 m/5 ft

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.

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

54.61 m<sup>2</sup>

587.82 ft<sup>2</sup>

**Reduced headroom**

0.88 m<sup>2</sup>

9.47 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

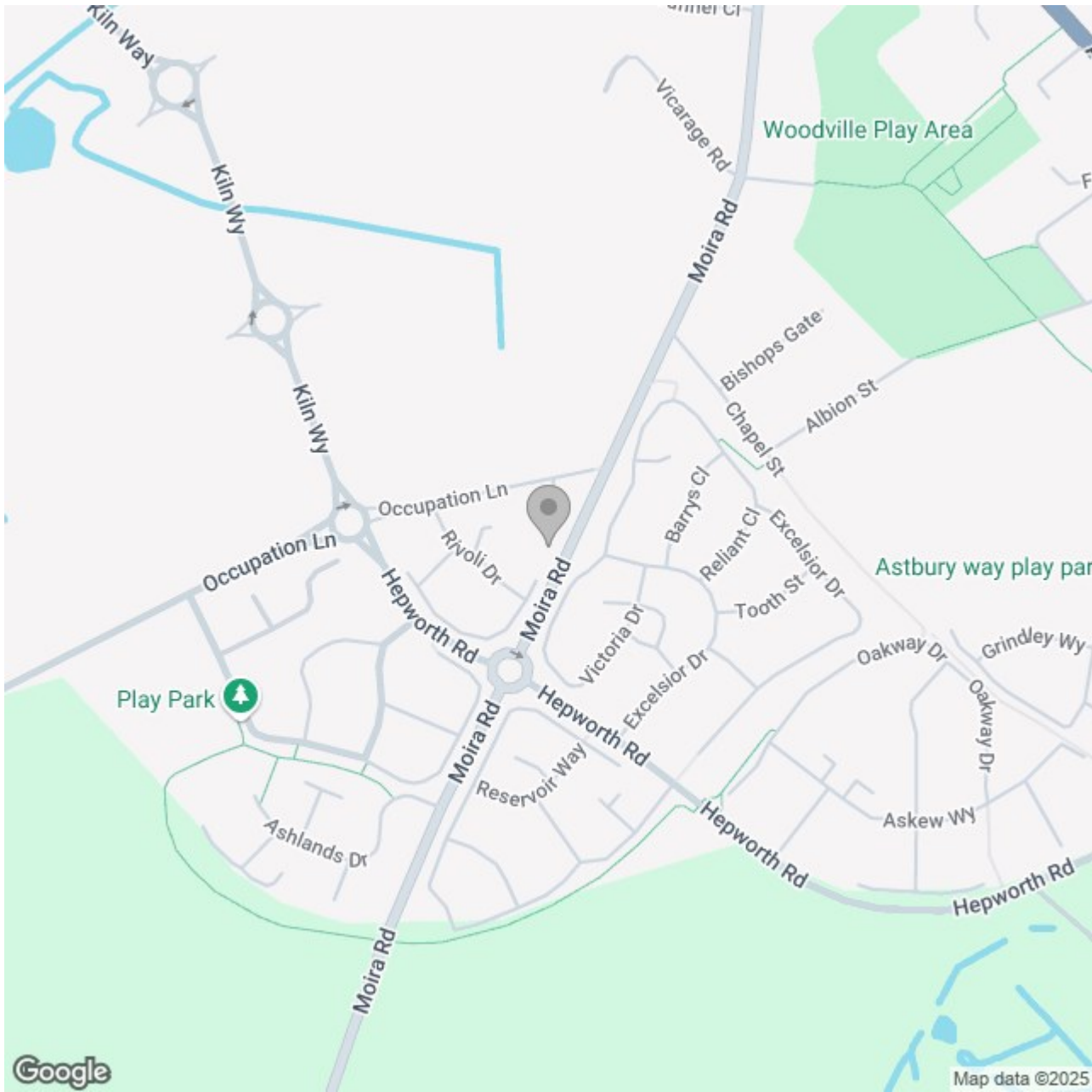
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Floor 0





## 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>		
(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	