





This beautifully presented property offers a blend of traditional features and modern conveniences, boasting a lounge with French doors and a cast-iron fireplace, a bright dining room with a bay window, and a stylish kitchen with integrated appliances and a concealed boiler. The recently fitted family bathroom complements the three well-proportioned bedrooms, while the versatile loft room offers additional living or storage space. Outside, the home features a driveway with parking for three vehicles and a generously sized rear garden with decking, a patio, and lawned areas, perfect for entertaining and relaxation.



Accommodation

Ground Floor

The property welcomes you through a UPVC double-glazed door into the entrance hallway, featuring tiled flooring, a radiator, and stairs rising to the first floor. The lounge at the rear of the home benefits from French doors opening onto the garden, a radiator, and a charming cast-iron feature fireplace. The dining room to the front boasts a bay window and radiator, creating a light-filled and comfortable space. The modern kitchen is fitted with sleek black gloss wall and base units, tiled splashbacks, integrated appliances including a fridge, dishwasher, oven, hob, and extractor, and a concealed boiler. The space is further enhanced by spotlights, two UPVC double-glazed windows to the side, and a pantry cupboard with lighting and electric. An opening leads to the utility area, which continues the tiled flooring, features plumbing for a washing machine, space for a freezer, additional power points, two side windows, and French doors to the rear garden.

First Floor

The landing features a window to the side and a radiator, providing access to three bedrooms and a recently fitted family bathroom. The master bedroom includes a UPVC double-glazed window to the rear and a radiator. The second bedroom offers a UPVC double-glazed window to the front and a radiator. The third bedroom, with a window to the side, is a versatile space. The modern family bathroom includes a vanity wash hand basin, a panelled bath with a mixer shower over, a separate shower cubicle, a low-level WC, and a heated towel



radiator. A window to the front allows for natural light.

Second Floor

The loft room provides an excellent additional space, featuring Velux windows to the front and rear, laminate flooring, and eaves storage, making it suitable for a variety of uses such as a home office, guest room, or hobby area.

Outside

The front elevation of the property offers a driveway with parking for three vehicles, while the rear boasts a







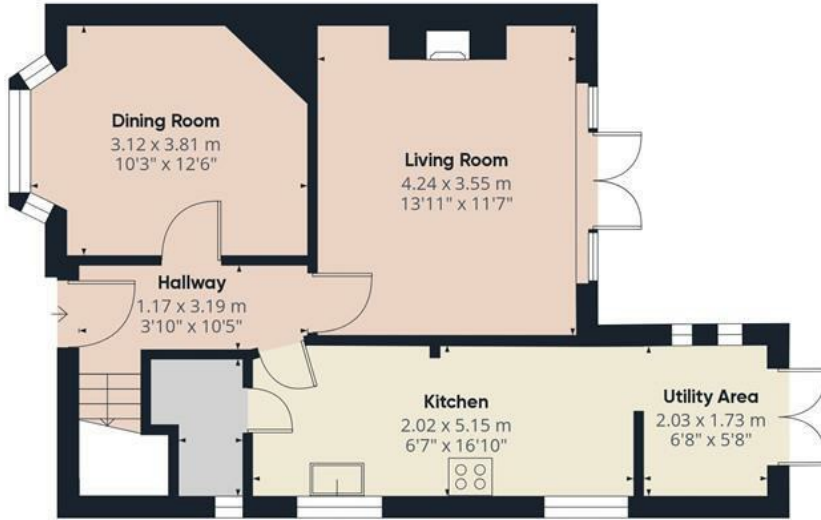
generously sized garden. The garden includes a decked area ideal for seating and entertaining, a large lawn enclosed by timber fencing, and an additional patio area, providing ample space for outdoor activities and relaxation.



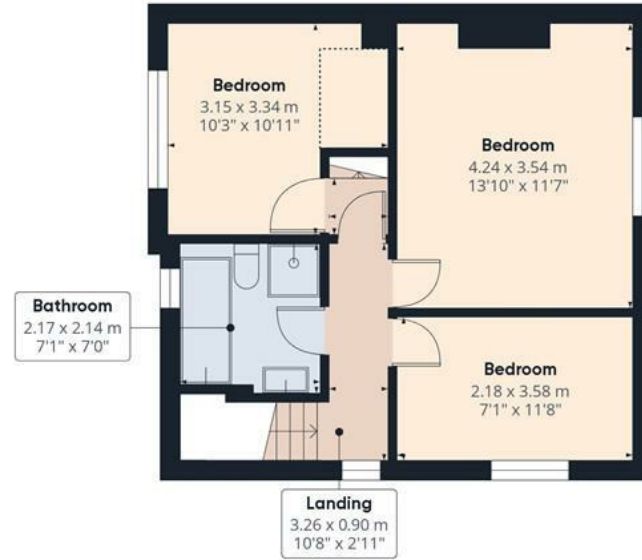




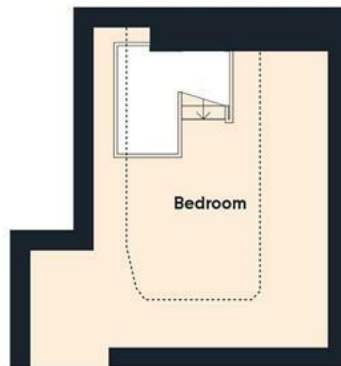




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

88.58 m²
953.47 ft²

Reduced headroom

1.44 m²
15.52 ft²

(1) Excluding balconies and terraces

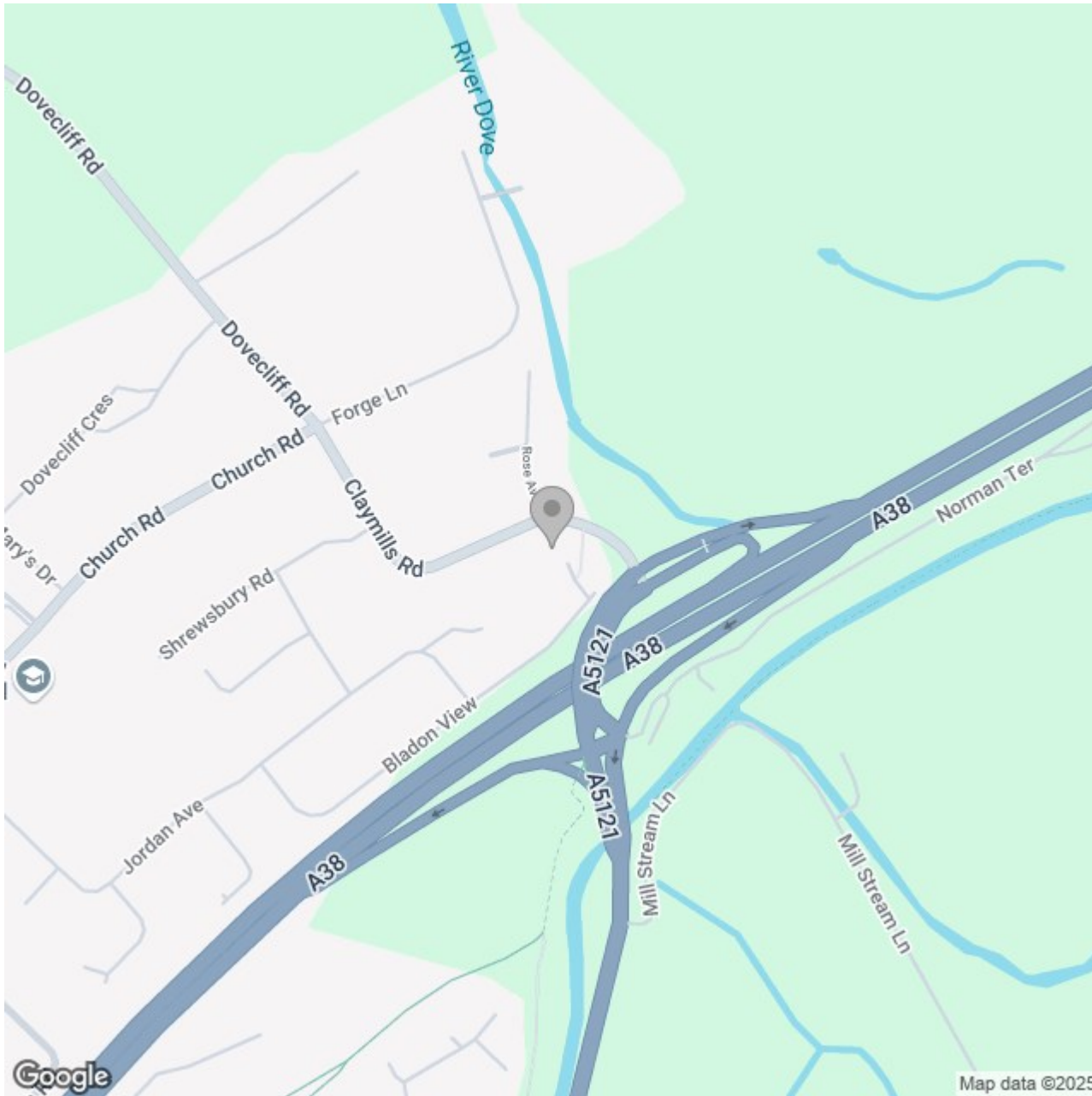
Reduced headroom

..... 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	