





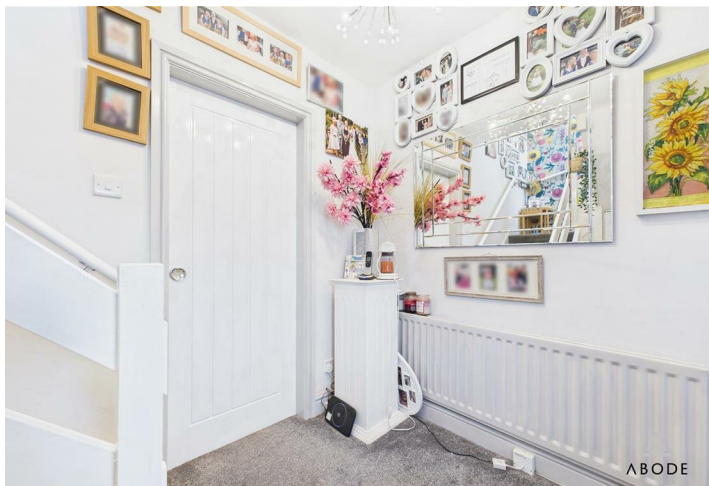
This three-bedroom semi-detached house, situated in a cul-de-sac, has been extended at the rear to provide additional living space. Featuring double glazing, and gas-fired radiator central heating, the property offers fantastic living space in a peaceful location.

Upon entering, the hallway includes a central heating radiator, a smoke alarm, and a useful under-stairs storage cupboard, with a staircase leading to the first floor. The ground floor comprises a cloakroom with a WC and washbasin, a spacious lounge with an open fireplace and an archway leading to the dining area, and a recently refitted kitchen with modern appliances, granite work surfaces, and access to the rear garden.

Upstairs, the landing leads to three well-proportioned bedrooms. The bathroom is fitted with a three-piece suite, including a bath with a waterfall showerhead, a pedestal wash basin, and a WC, complemented by tiled walls and a heated towel radiator.

Outside, the property benefits from a wide tarmac parking area leading to an integral garage, as well as side access to the rear garden, which features a patio, lawn, and garden store.

Viewing by appointment only.



Hallway

The hallway features a PVC door leading into the space, with a central heating radiator. A dog-leg staircase rises to the first-floor landing and includes a useful under-stairs storage cupboard. Additional features include a smoke alarm, a telephone point, and internal doors leading to the following rooms:

Cloakroom/W.C.

The cloakroom includes a UPVC double-glazed frosted window to the side elevation, with PVC panelling on the walls. It is fitted with a low-level WC, a built-in wash hand basin with a mixer tap, and a chrome heated towel radiator.

Lounge

The lounge offers a welcoming atmosphere with the focal point being an open fireplace, featuring a timber Adam-style surround, a tiled hearth, and a Victorian-style backing. Additional features include a TV aerial point, a smoke alarm, and a central heating radiator. An opening leads to the:

Dining Room

The dining area features a set of UPVC double-glazed sliding doors, which open to the rear elevation. It also includes a central heating radiator.







Kitchen

The kitchen is equipped with two UPVC double-glazed windows to both the rear and side elevations. It has been recently refitted and includes a range of matching base and eye-level storage cupboards and drawers, complemented by granite drop-edge preparation work surfaces and surrounding tiling. Integrated appliances include a one-and-a-half stainless steel sunken sink with a carved inset drainer and a mixer tap, a four-ring electric hob with a stainless steel extractor hood, an oven/grill, and plumbing for additional freestanding under-counter white goods. A UPVC double-glazed frosted door leads to the side elevation. There is also a smoke alarm.

Landing

The landing features a smoke alarm and a UPVC double-glazed window to the front elevation. Access to the loft space is available via a loft hatch, and internal doors lead to the following rooms:

Bedroom One

This bedroom includes a UPVC double-glazed window to the rear elevation, a central heating radiator, and a range of built-in fitted wardrobes, a dressing table, and overhead storage.

Bedroom Two

Bedroom 2 features a UPVC double-glazed window to the rear elevation, a TV aerial point, and a central heating radiator.

Bedroom Three

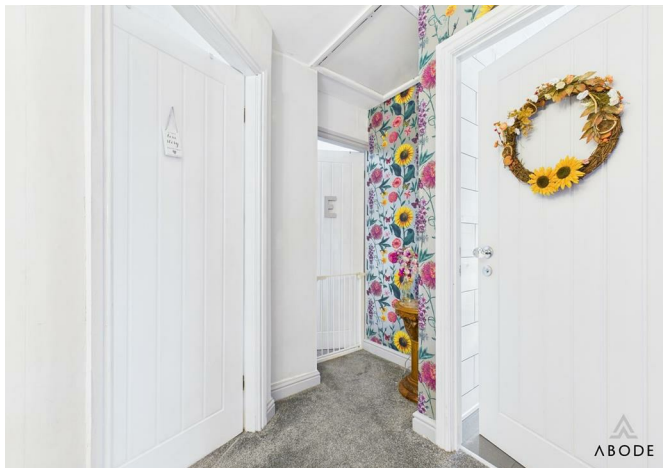
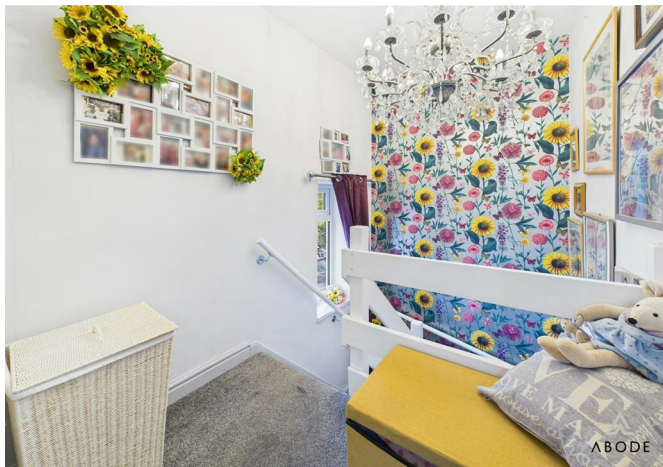
This room includes a UPVC double-glazed window to the front elevation, a TV aerial point, and a central heating radiator.

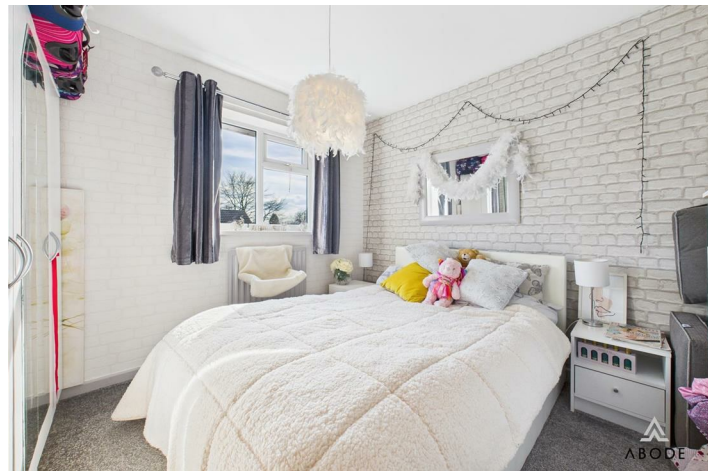
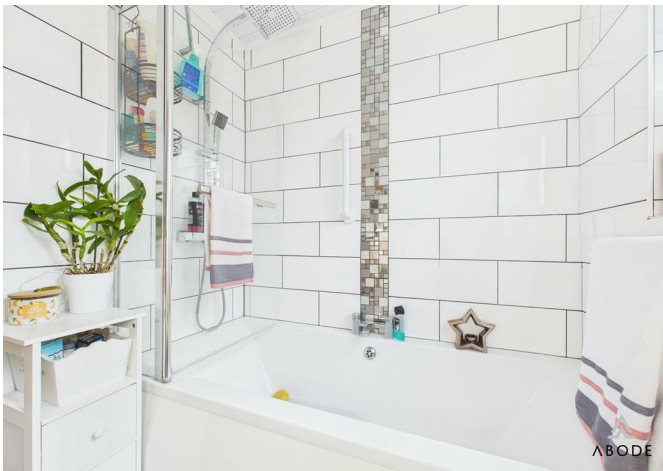
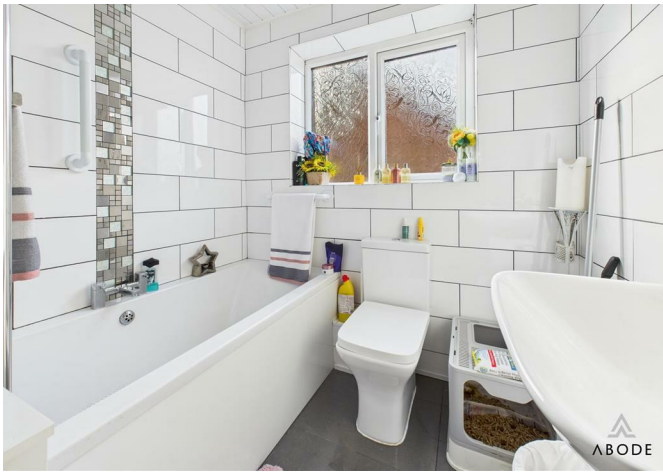
Bathroom

The bathroom is fitted with a three-piece suite, which includes a low-level WC, a bath unit with a glass screen and waterfall showerhead, and complementary tiling to the walls. A pedestal wash hand basin with a mixer tap is also included, along with a chrome heated towel radiator and an extractor fan. There is a UPVC double-glazed frosted window to the side elevation.

Garage

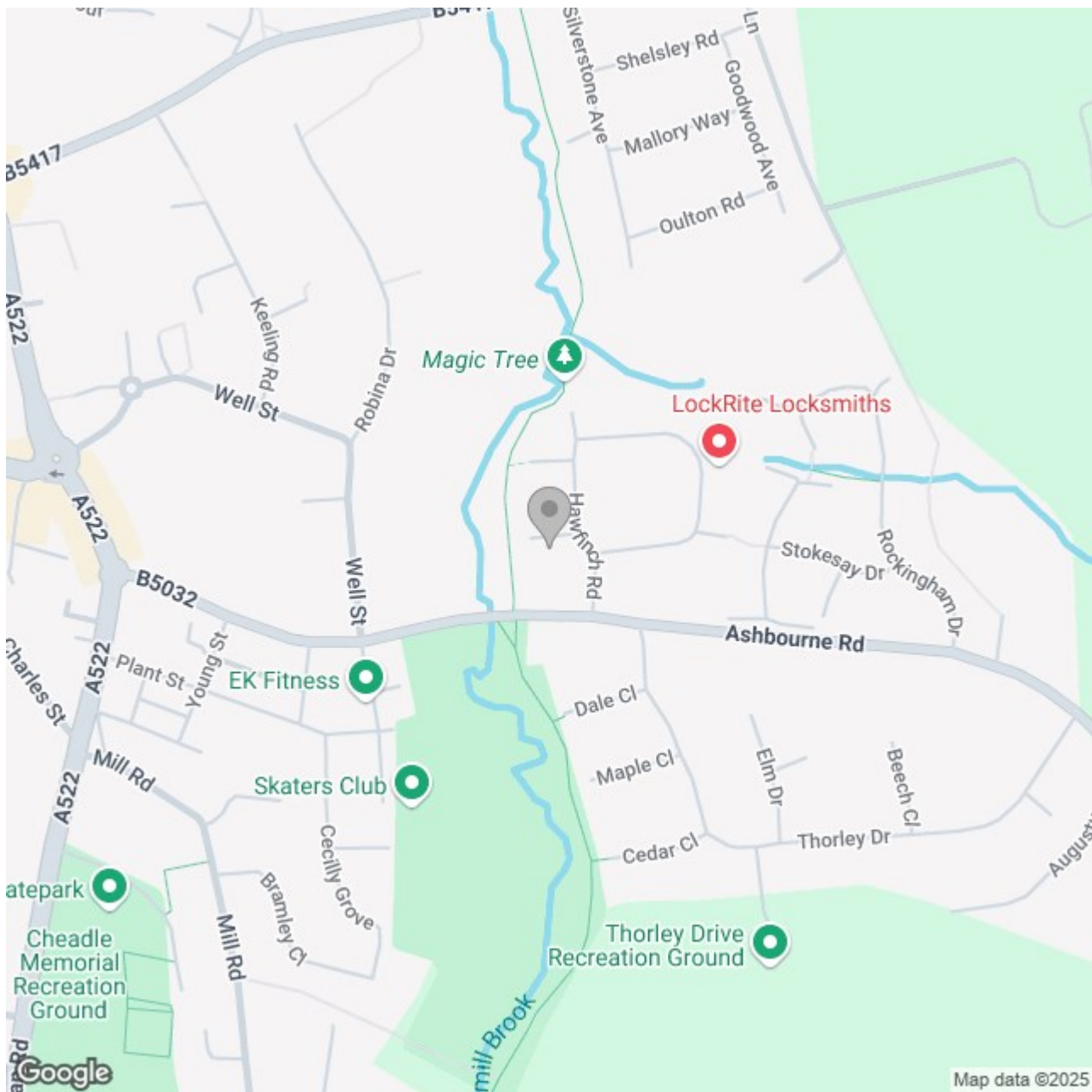
Which is where the gas central heating boiler is located, and with double doors to the front elevation and window to side.











Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(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 	