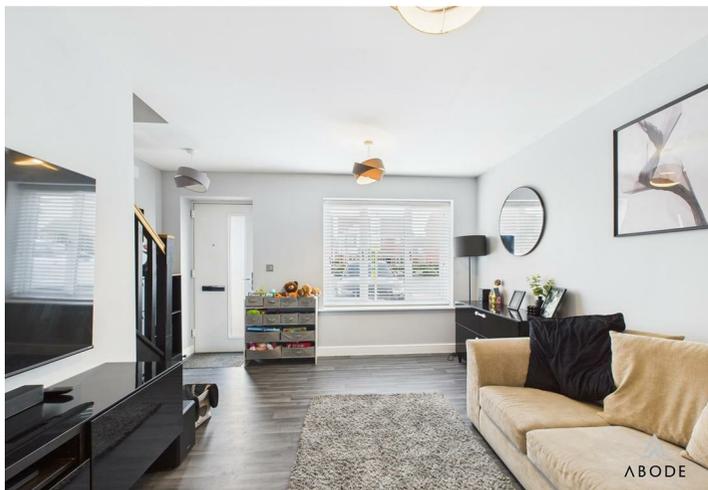






A beautifully presented two-bedroom home situated in a popular residential estate, benefiting from a modern finish and the remainder of its NHBC warranty. This fantastic property is ideal for first-time buyers or a young family, offering off-street parking for two vehicles, a low-maintenance rear garden, and a well-maintained interior throughout. Conveniently located close to local amenities and transport links, early viewings are highly recommended.



## Accommodation

### Ground Floor

The property is accessed via a front entrance door, leading into a welcoming hallway with a guest WC comprising a wash hand basin, low-level WC, and a double glazed window to the side elevation. The living room is spacious, featuring a double glazed window to the front aspect, a central heating radiator, and stairs rising to the first floor. The kitchen diner is well-appointed with a range of wall and base units, a work surface incorporating a sink with drainer unit, a gas hob with extractor over, electric oven, and integrated fridge freezer. There is also an understairs storage cupboard and a central heating boiler. French doors open onto the rear garden, providing an abundance of natural light.

### First Floor

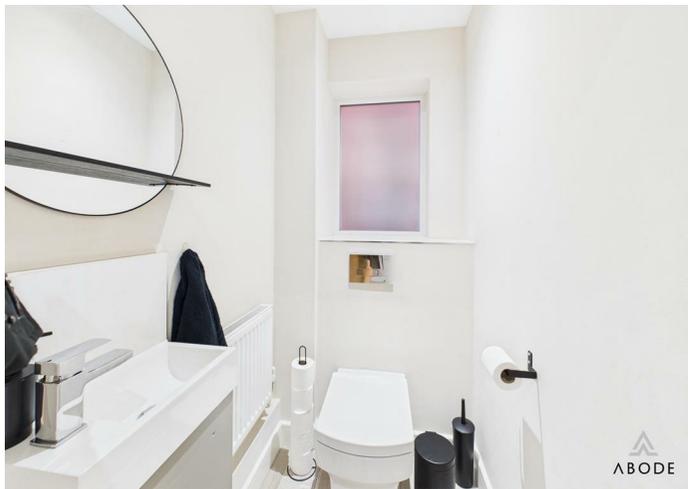
The landing provides loft access via a hatch and leads to two well-proportioned double bedrooms. The master bedroom benefits from a double glazed window to the rear elevation and a central heating radiator. The second bedroom, positioned at the front, features a double glazed window, a built-in over-stairs storage cupboard, and a central heating radiator. The bathroom is modern, comprising a bath with shower over, wash hand basin, low-level WC, heated towel rail, extractor fan, shaver point, and tiling to splash-prone areas. A double glazed window to the side elevation allows for natural ventilation.

### Outside



To the front, the property benefits from a block-paved driveway providing off-street parking for two vehicles. The rear garden is designed for low maintenance, featuring a patio area, a lawned section, and gated side access leading to the front of the property.





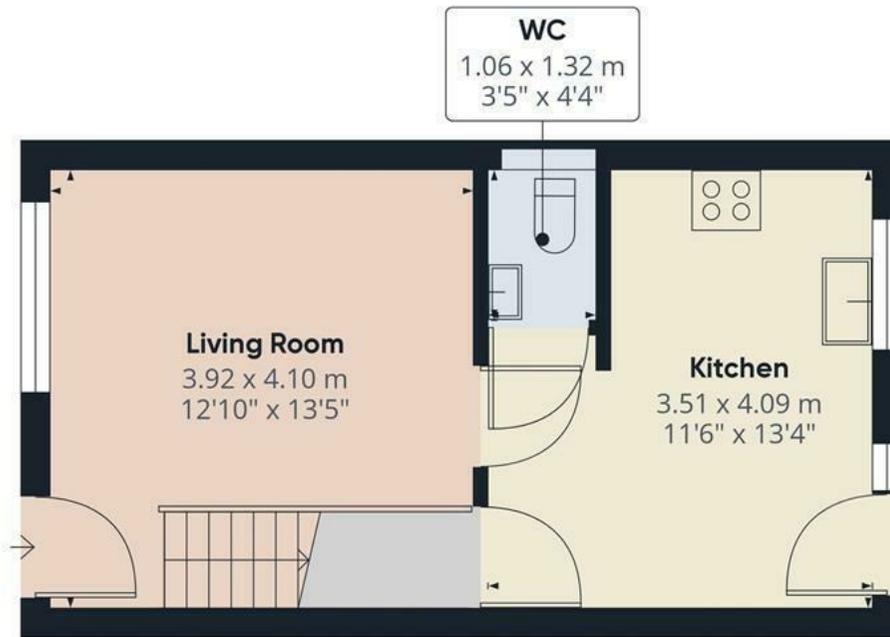












Floor 0



**Landing**  
1.35 x 1.14 m  
4'4" x 3'9"

Floor 1

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

58.8 m<sup>2</sup>

632.92 ft<sup>2</sup>

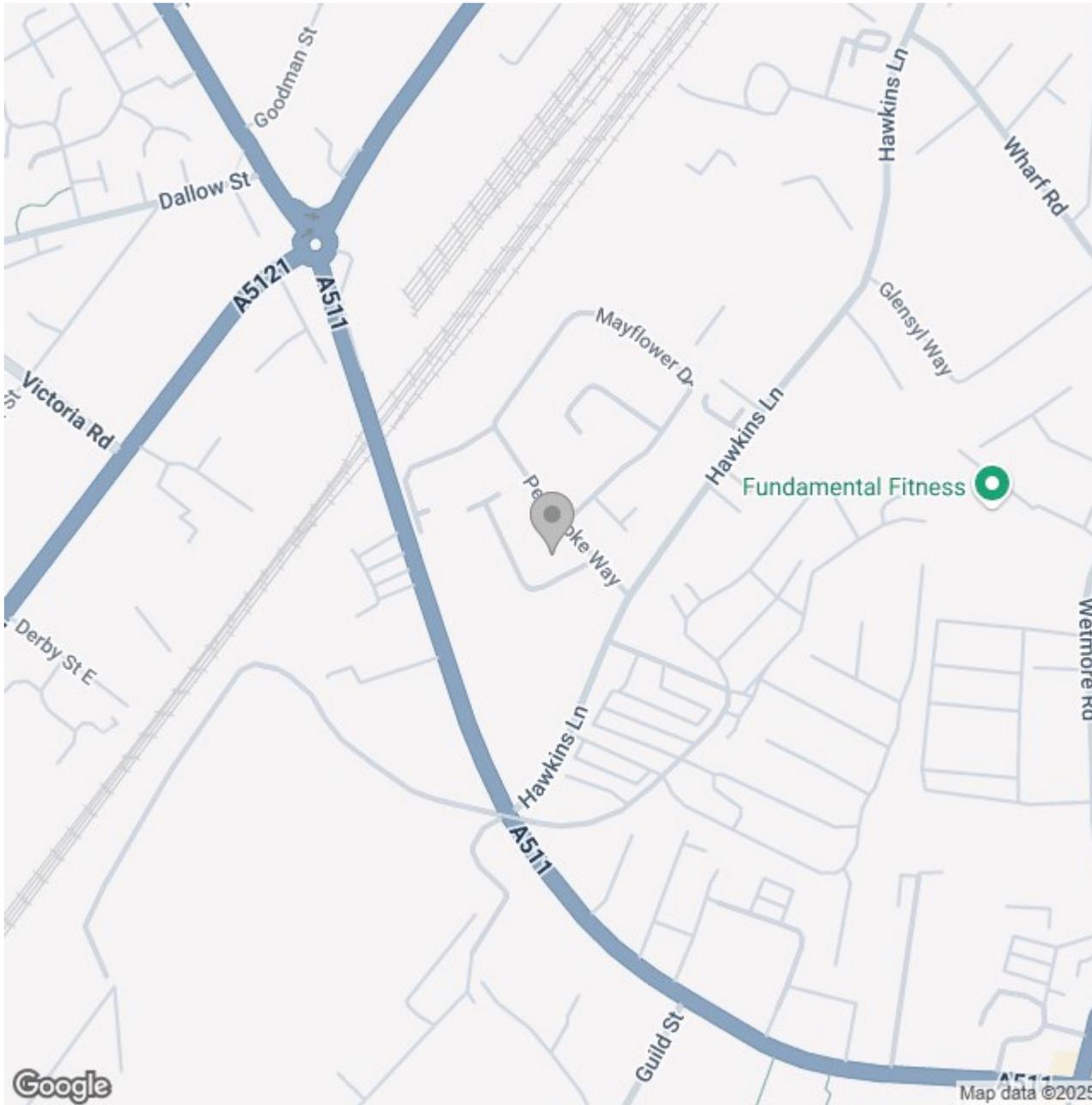
(1) Excluding balconies and terraces

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) <b>A</b>		
(81-91) <b>B</b>	<b>83</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	