





Ideal for first-time buyers, downsizers, or buy-to-let investors, this well-maintained home is offered with no upward chain. It features a southerly-facing rear garden, a driveway with ample parking, and garage.

Located in the popular Birdland development, within walking distance of a local convenience shop, and with easy access to the town center and its amenities.

Entry leads to the hall, with access to the ground floor. The kitchen is well-equipped with base and eye-level units, a gas hob, oven, and plumbing for a washing machine. The spacious lounge/dining room spans the full width of the home and opens to a conservatory, which provides additional living space. Upstairs, are two bedrooms, and the shower room which includes a white suite with a double shower cubicle, wash hand basin and W.C. The rear garden is southerly-facing, laid to lawn with a decorative block paving. The front features a lawned garden and a tarmac driveway, leading to the single garage.

Viewing by appointment only.



Hallway

With a central heating radiator, doorbell chime, smoke alarm, consumer unit, and an opening leading to:

Kitchen

With a UPVC double-glazed window to the front elevation, featuring a range of matching base and eye-level storage cupboards and drawers with wood block-effect roll-top preparation work surfaces, a 1 ½ stainless steel sink and drainer with a spray mixer tap, combination central heating gas boiler, oven/grill, four-ring gas hob, extractor fan, and space for freestanding and under-counter white goods.

Lounge/Diner

With a UPVC double-glazed window to the rear elevation, central heating radiator, telephone point, staircase rising to the first-floor landing, thermostat, and a UPVC double-glazed door leading to:

Conservatory

With UPVC double-glazed windows to the rear and side elevations, and a UPVC double-glazed sliding patio door leading to the rear garden.

Landing

With a smoke alarm, internal doors leading to:

Bedroom One

With a UPVC double-glazed window to the rear elevation, central heating radiator, telephone point, and TV aerial point.

Bedroom Two

With a UPVC double-glazed window to the front elevation, central heating radiator, TV aerial point, and access to the loft space via the loft hatch.



Shower Room

With a UPVC double-glazed window to the front elevation, featuring a three-piece shower suite comprising a low-level WC with a continental flush, pedestal wash hand basin with a mixer tap, shower cubicle with a waterfall showerhead, complementary tiling to the walls, shaving point, a useful storage cupboard with eye-level shelving, and a central heating radiator.

Garage

With an up-and-over door to the front elevation, lighting, and power points.

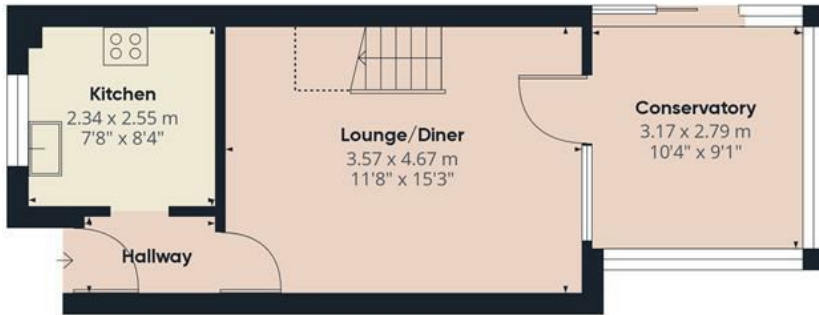




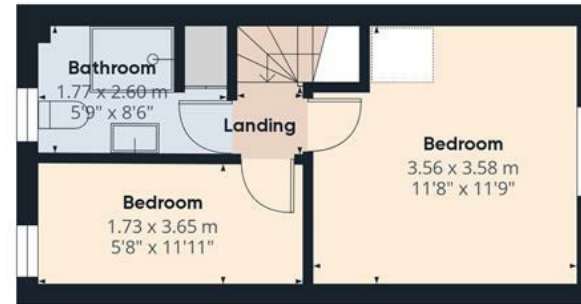




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

70.49 m²

758.75 ft²

Reduced headroom

1.37 m²

14.76 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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