





This well-presented three-bedroom family home is ideal for first-time buyers, those looking to move, or investors seeking a buy-to-let opportunity. Tucked away at the end of a quiet cul-de-sac on the popular Birdland development, it's conveniently close to local shops and within easy reach of the town centre.

The property opens with a small porch leading into a welcoming hallway with access to a guest WC. A spacious lounge with a feature fireplace provides a comfortable living area, while the modern kitchen and dining space at the rear offer plenty of storage, fitted appliances, and room for family dining. A bright conservatory extends the living space and opens out to the private, low-maintenance rear garden.

Upstairs, there are three well-proportioned bedrooms and a family bathroom featuring a Jacuzzi bath with shower, vanity basin, and WC. Outside, there is off-road parking at the front and additional parking for two vehicles to the rear. With its peaceful setting, practical layout, and convenient location, this home is ready to welcome its next owners.

Viewing by appointment only



## Hallway

A welcoming entrance featuring a UPVC double-glazed front door, attractive panelled flooring, and a central heating radiator. Internal doors lead through to the main living areas, creating a smooth flow throughout the ground floor.

## Cloaks/W.C.

This convenient ground floor cloakroom includes a UPVC double-glazed frosted window to the front elevation, a low-level WC with continental flush, and a corner wash hand basin with mixer tap. Finished with panelled flooring, a central heating radiator, and housing for the electrical consumer unit.

## Lounge

A bright and comfortable living space featuring a UPVC double-glazed window to the front elevation, a focal-point fireplace with a timber Adam-style surround and mantle, and a central heating radiator. Additional features include dimmer switch lighting, TV and telephone points, smoke alarm, thermostat, and a staircase rising to the first-floor landing. An internal door provides access to the kitchen.

## Kitchen

Stylish and well-appointed, the kitchen enjoys a UPVC double-glazed window overlooking the rear garden and offers a comprehensive range of matching base and eye-level units with wood-block roll-top work surfaces. Integrated appliances include a one-and-a-half composite sink with mixer tap, stainless steel extractor hood, gas boiler, and wine cooler, with plumbing and space for freestanding under-counter white goods. The room is completed with a central heating radiator and double-glazed sliding doors leading into the conservatory.







## Conservatory

A superb addition to the home, the conservatory features UPVC double-glazed windows to the sides and rear, along with French doors opening out to the garden. Finished with tiled flooring, a central heating radiator, and a vaulted-style roof with skylight, this space offers a bright and relaxing area to enjoy the outdoors year-round.

## Landing

Access to two loft spaces via a loft hatch situated above the upstairs airing cupboard. The landing also features a smoke alarm, with internal doors leading to:

## Bedroom One

A bright and spacious room with a UPVC double-glazed window to the front elevation and a central heating radiator.

## Bedroom Two

A well-proportioned room with a UPVC double-glazed window to the rear elevation and a central heating radiator.

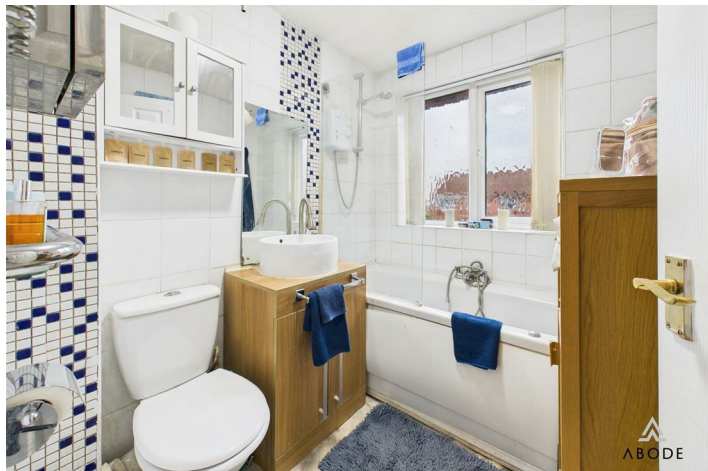
## Bedroom Three

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

## Bathroom

A modern family bathroom with a UPVC double-glazed frosted window to the rear elevation. The room features a three-piece suite comprising a low-level WC with continental flush, a vanity wash hand basin with mixer tap, and a Jacuzzi bath unit with electric shower over. Complementary wall tiling, a towel rail, and a central heating radiator complete the room.

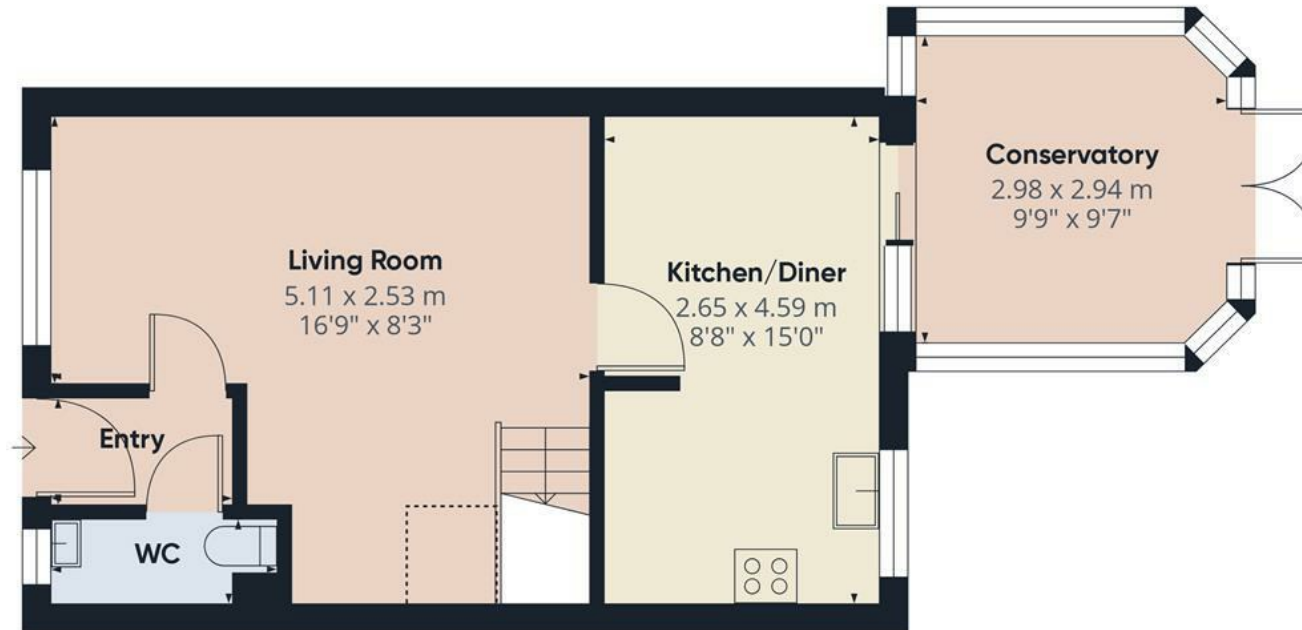




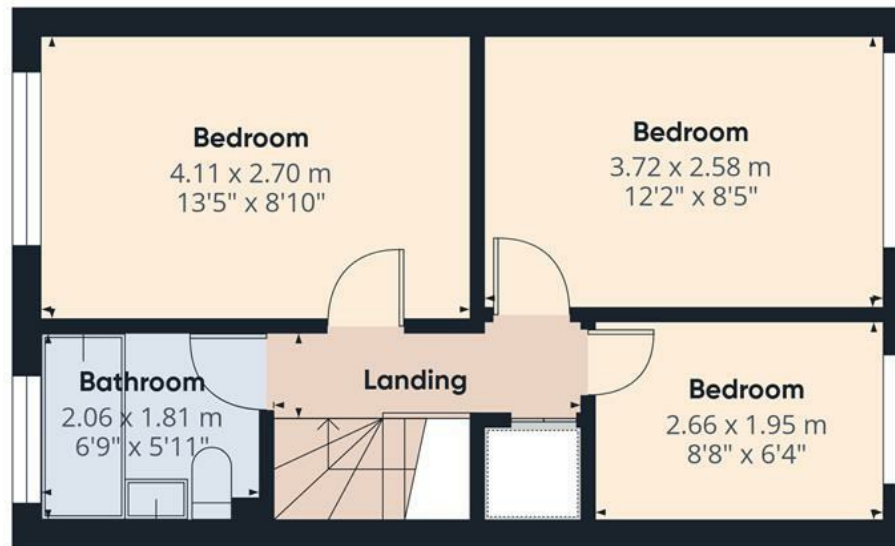








Floor 0



Floor 1

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

77.9 m<sup>2</sup>

838 ft<sup>2</sup>

**Reduced headroom**

0.7 m<sup>2</sup>

8 ft<sup>2</sup>

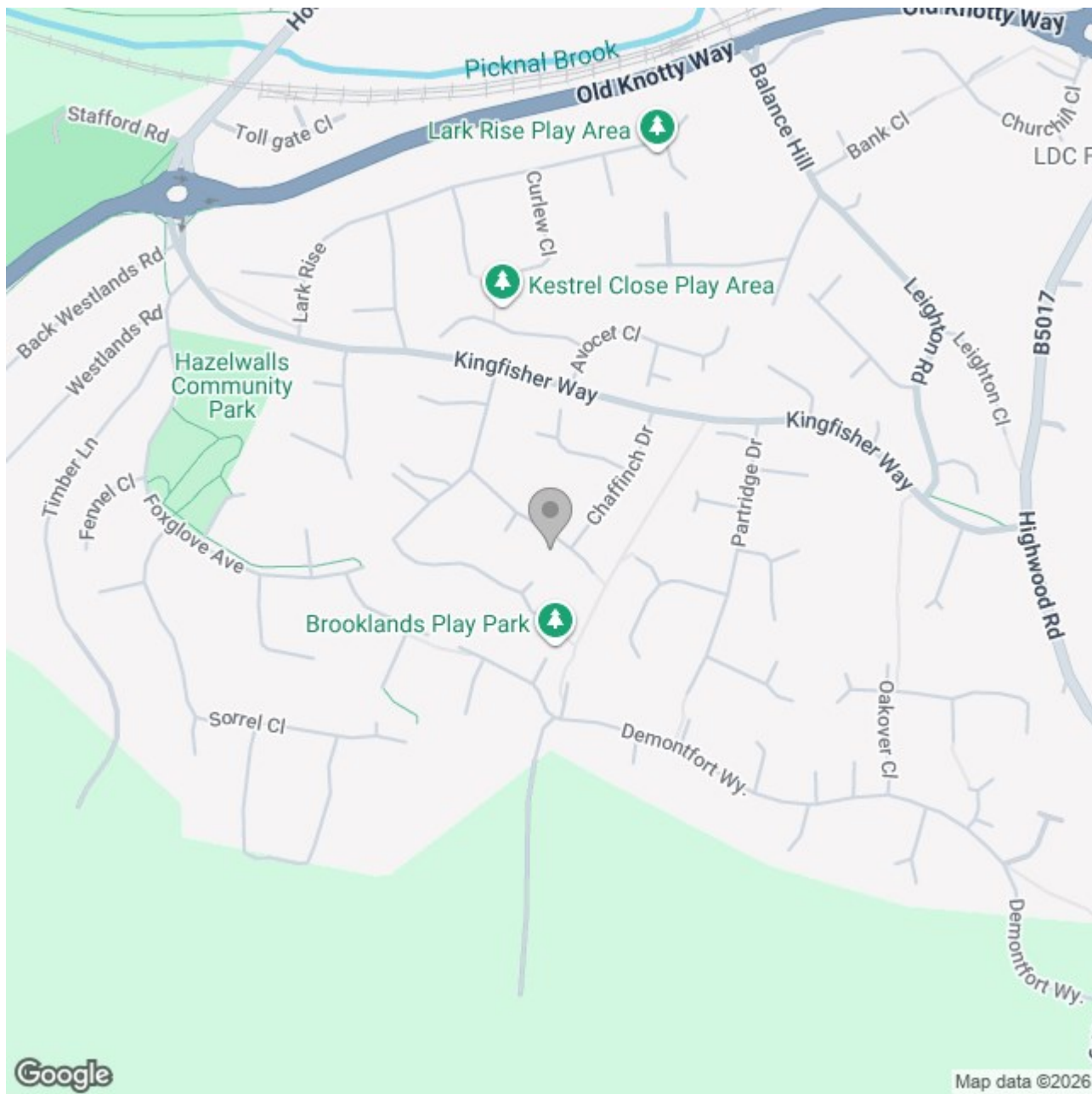
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



## Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               | <b>87</b> |
| (69-80) <b>C</b>                            | <b>73</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  |           |