





Introducing a modern and spacious three-bedroom, three-storey townhouse located in a sought-after estate. This appealing property features a comfortable lounge, a well-appointed kitchen diner, a convenient W/C, three bedrooms, and a family bathroom. Additionally, it offers off-road parking and an enclosed rear garden, perfect for enjoying outdoor moments.



## Accommodation

### Living Room

With a media wall, double glazed window to the front elevation, central heating radiator, under stairs storage cupboard and door leading to:

### Hall

With stairs rising to the first floor and doors leading off to:

### WC/cloaks

With a low level WC, wash hand basin with mixer tap and central heating radiator.

### Kitchen Diner

With a selection of matching wall and base units, having a preparation work surface with one and a half bowl stainless steel sink with mixer tap and drainer, four ring gas hob, electric oven, space for washing machine, tumble dryer and fridge freezer, double glazed UPVC window to the rear elevation, double glazed UPVC French doors leading out onto the decking and a central heating radiator.

### First Floor Landing

With central heating radiator, stairs rising to the first floor and doors leading off to:

### Bedroom Two

With central heating radiator and two double glazed UPVC windows to the front elevation.

### Bedroom Three

With central heating radiator and a double glazed UPVC window to the rear elevation.

### Family Bathroom

With a three piece suite comprising: low level WC, wash hand basin with mixer tap and vanity unit below, bath with shower over and glass shower screen, tiled flooring, tiled splash backs and a central heating radiator.

### Second Floor Landing

With storage cupboard and door leading to:

### Master Bedroom

With central heating radiator, two skylights to the front and a skylight to the rear elevation and a storage cupboard.

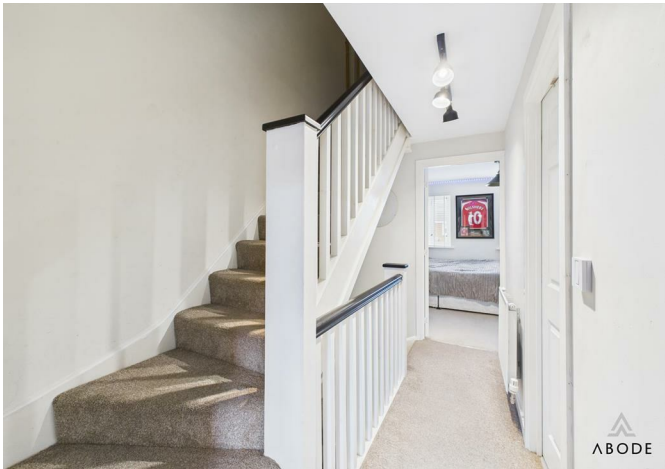
## Outside

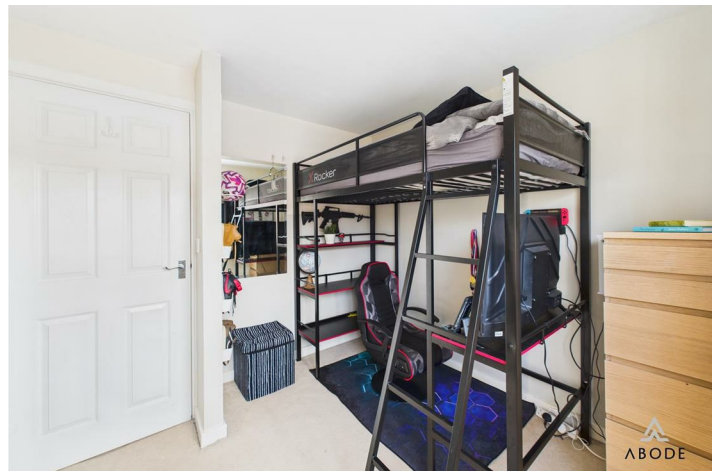
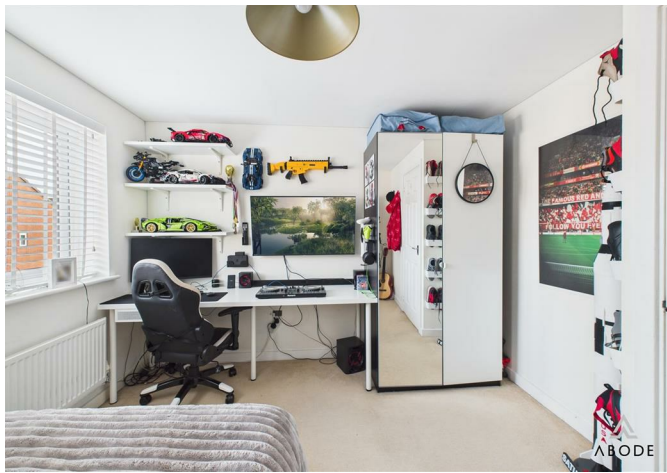


The outside of the property to the front elevation offers a driveway providing parking for two cars. The rear elevation offers a low maintenance garden which is mainly paved patio with a decked area having a covered pergola.



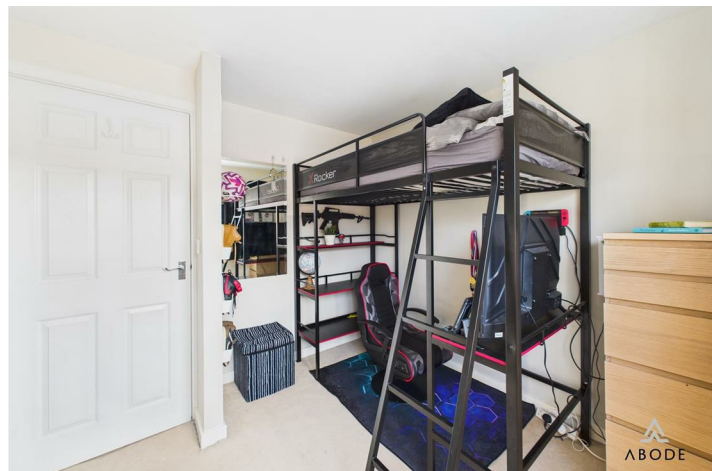


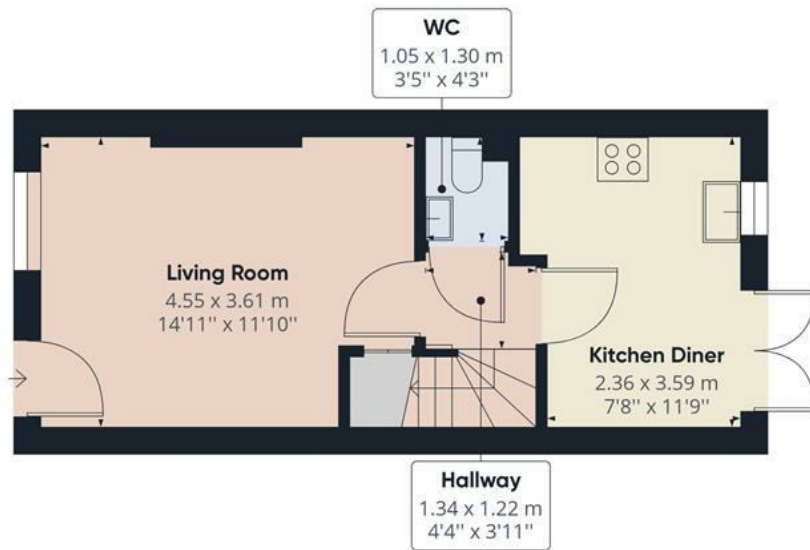




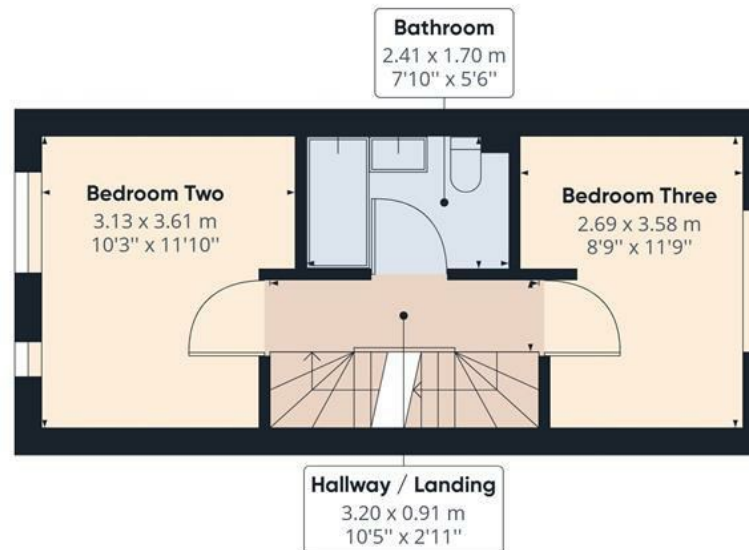








Floor 0



Floor 1



Floor 2

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

80.35 m<sup>2</sup>  
864.85 ft<sup>2</sup>

**Reduced headroom**

1.25 m<sup>2</sup>  
13.50 ft<sup>2</sup>

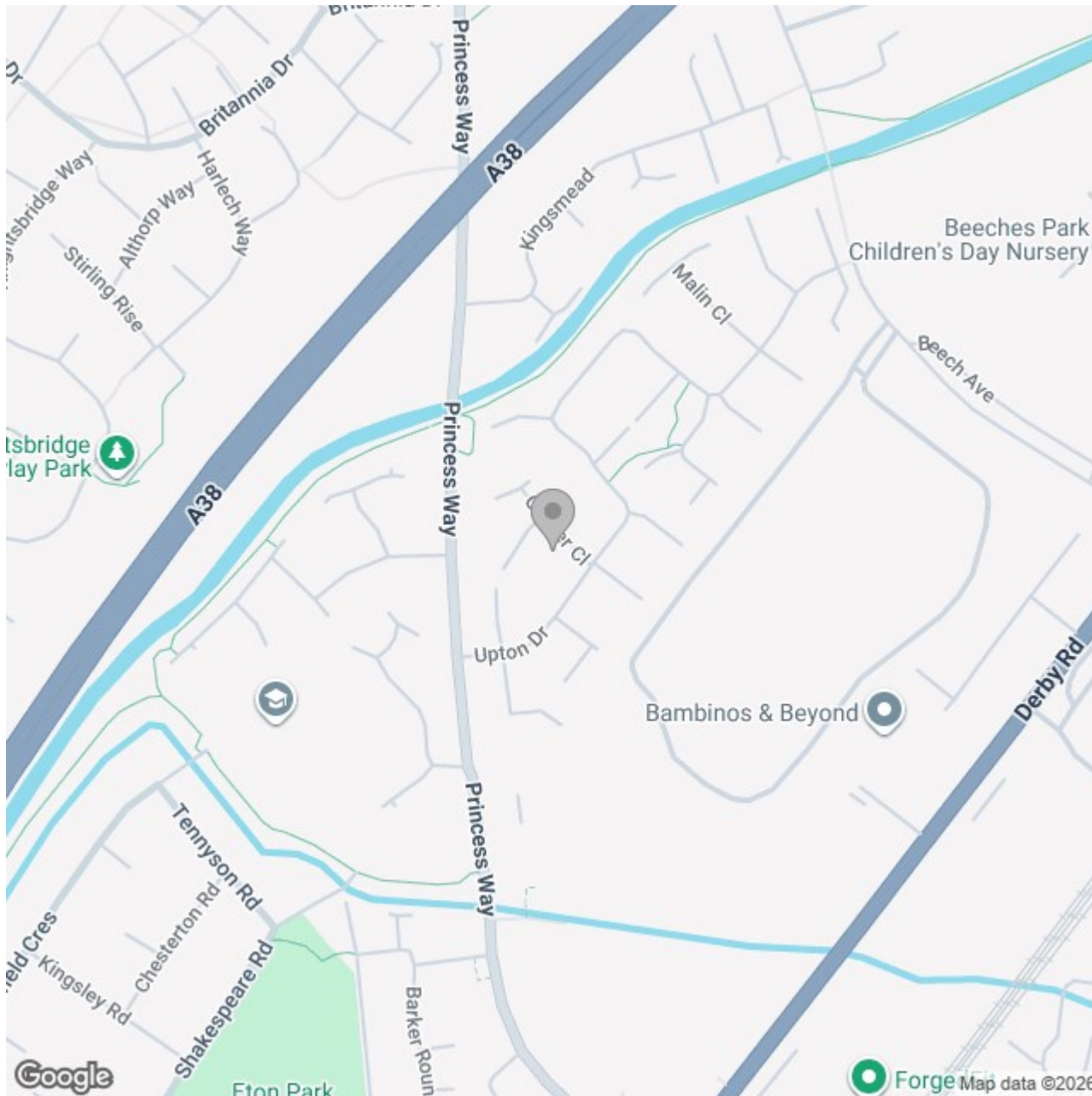
(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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	