





This well-presented three-bedroom home offers spacious and versatile accommodation, ideal for modern family living. The property features a generous living room with French doors to the garden, a contemporary kitchen with dining space, a separate utility room, ground floor WC. To the first floor there are three well-proportioned bedrooms with the master having an ensuite shower room and a family bathroom. Externally, the home benefits from a private rear garden, off-street parking and a converted garage now used as a gym/home office, providing valuable additional space.

Viewing strictly by appointment only.



The Accommodation

Ground Floor

The accommodation is entered via an entrance hallway, providing access to the staircase rising to the first floor and a ground floor WC fitted with a low-level WC and wash hand basin.

The living room is a bright and generously sized reception space, enjoying French doors opening directly onto the rear garden. The kitchen is fitted with a modern range of matching wall and base units with complementary work surfaces, incorporating an integrated oven, gas hob with extractor above and space for additional appliances. The kitchen opens into a dedicated dining area, with natural light provided via the front aspect.

A separate utility room sits off the kitchen, offering further worktop space and plumbing for appliances, with an external door providing convenient access to the side of the property.

First Floor

The first floor landing provides access to three bedrooms and the family bathroom. The principal bedroom is a well-proportioned double room, with ensuite shower room. The second bedroom is also a comfortable double, while the third bedroom is a generous single room.

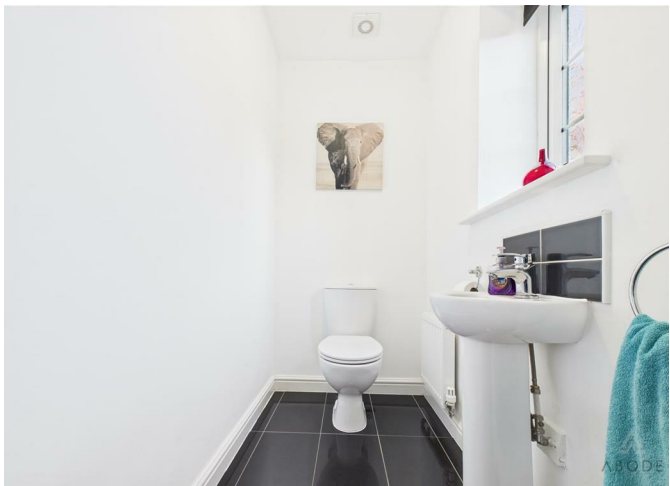
The family bathroom is fitted with a modern three-piece suite comprising a panelled bath with shower over, wash hand basin and low-level WC, finished with contemporary tiling.

Outside

To the rear, the property enjoys a private and enclosed garden, mainly laid to lawn and bordered by timber fencing, with a paved patio area ideal for outdoor seating and entertaining.

To the front and side of the property is off-street parking. The former garage has been converted into a gym/home office, providing a highly versatile space suitable for home working, fitness use or hobbies, and is accessed separately from the main house.











Approximate total area⁽¹⁾

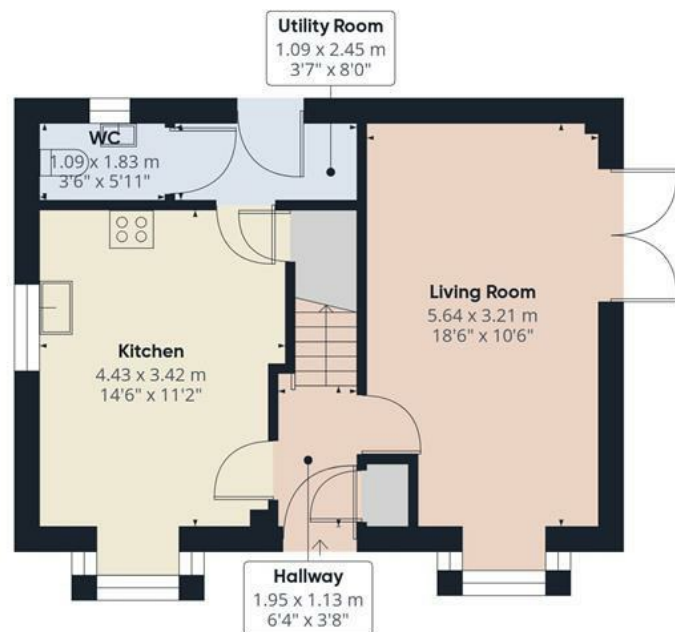
96.9 m²

1044 ft²

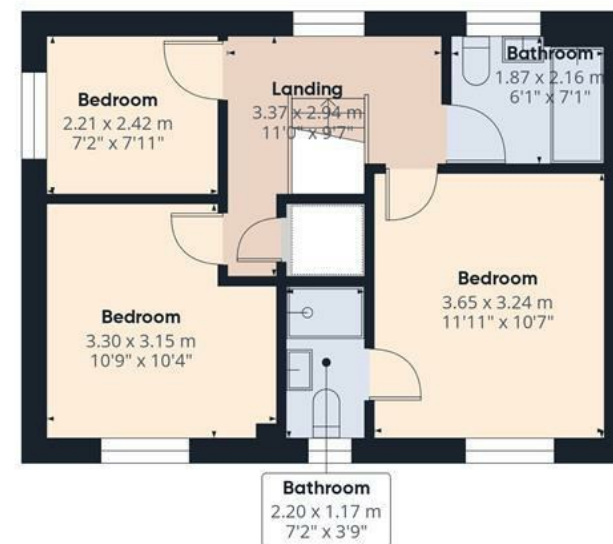
(1) Excluding balconies and terraces

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

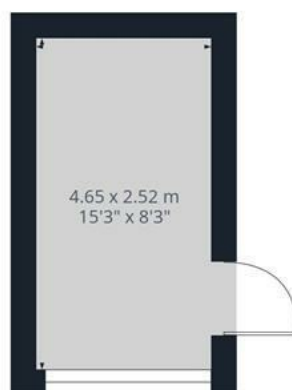
GIRAFFE 360



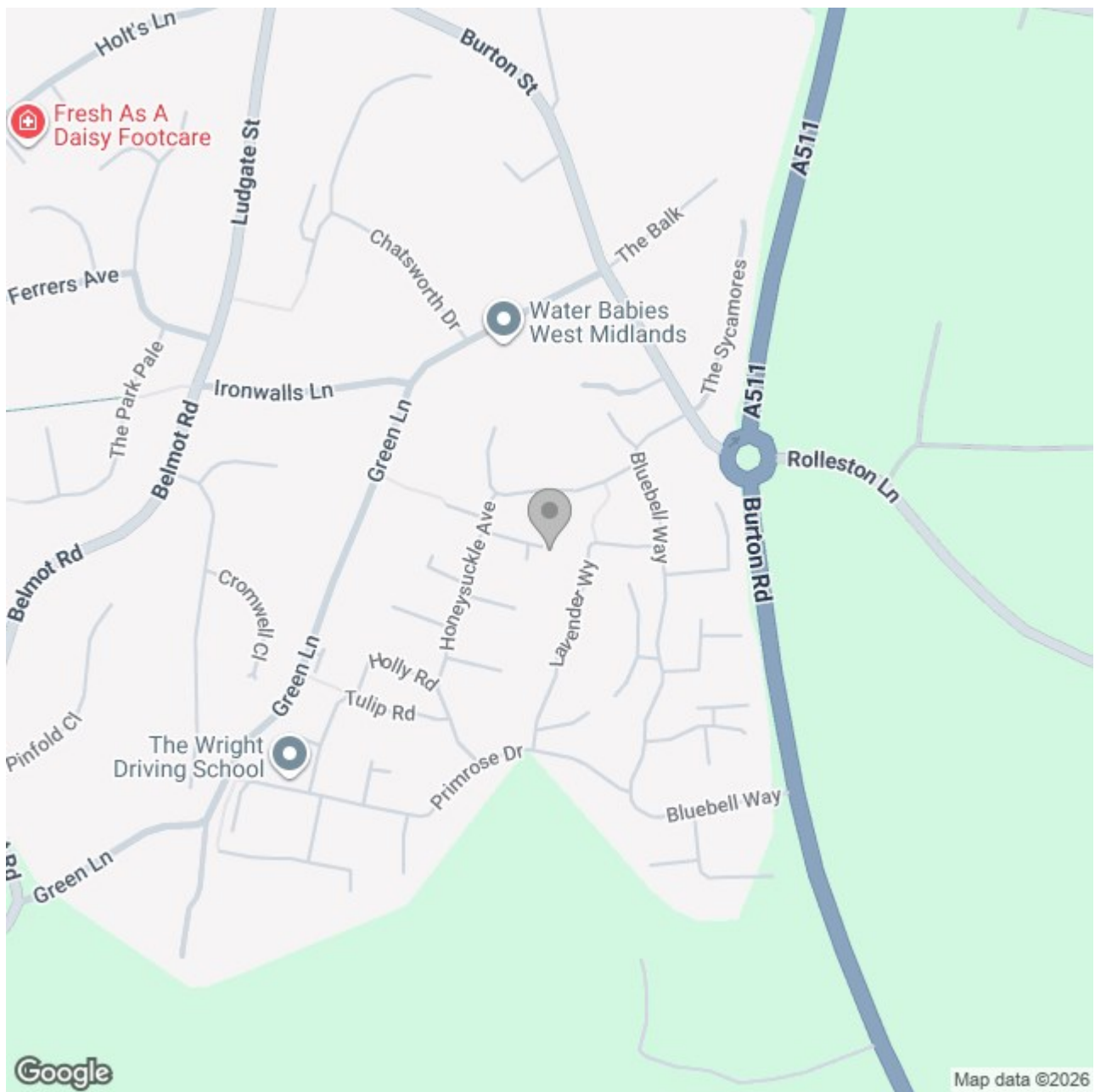
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	78	
(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 	