





Positioned within a popular area, this well-presented three-bedroom semi-detached home offers practical, well-proportioned accommodation, a driveway leading to a detached garage, and an enclosed rear garden designed for easy upkeep. With a front-facing living room, a kitchen diner and a conservatory providing additional versatile reception space, the property is well suited to first-time buyers, young families or anyone seeking a straightforward layout with parking and outdoor space.



## Accommodation

### Ground Floor

The accommodation is approached via a front entrance door opening into a welcoming hallway with stairs rising to the first floor and doors leading off to the main living spaces. To the front aspect sits a generous living room, enjoying plenty of natural light through the wide window and offering ample space for seating and accompanying furniture.

To the rear of the property is the kitchen diner, fitted with a range of matching wall and base units with preparation work surfaces, appliance space and room for a dining table. From here, a door opens into the conservatory, creating a useful second reception space that works equally well as a playroom, home office or garden room, with outlook and access into the rear garden.

### First Floor

The first-floor landing provides access to three bedrooms and the family bathroom. The main bedroom is a comfortable double room, while bedroom two offers further double accommodation. The third bedroom is ideal as a child's room, nursery or study. Completing the accommodation is the family bathroom, fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC.

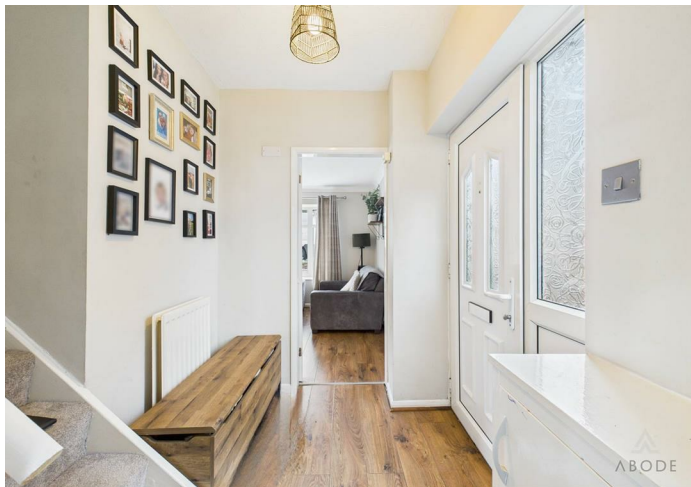
### Outside

To the front, the property is set back behind a



low-maintenance fore garden, with a driveway running down the side providing off-street parking and leading through to the detached garage. The rear garden is enclosed and designed with ease of maintenance in mind, featuring a raised paved patio seating area with steps down to an artificial lawn, all bounded by timber fencing and mature screening beyond—creating a pleasant, private space for outdoor seating and entertaining.











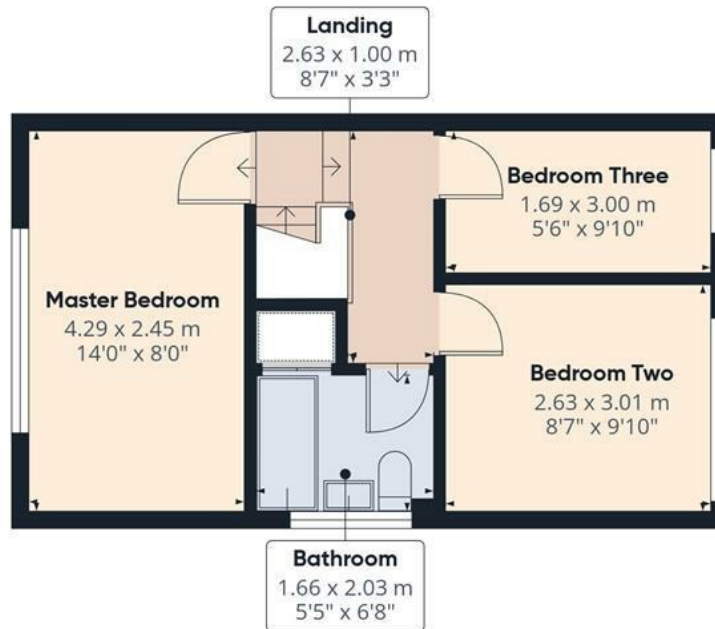








Floor 0



Floor 1



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

71.4 m<sup>2</sup>

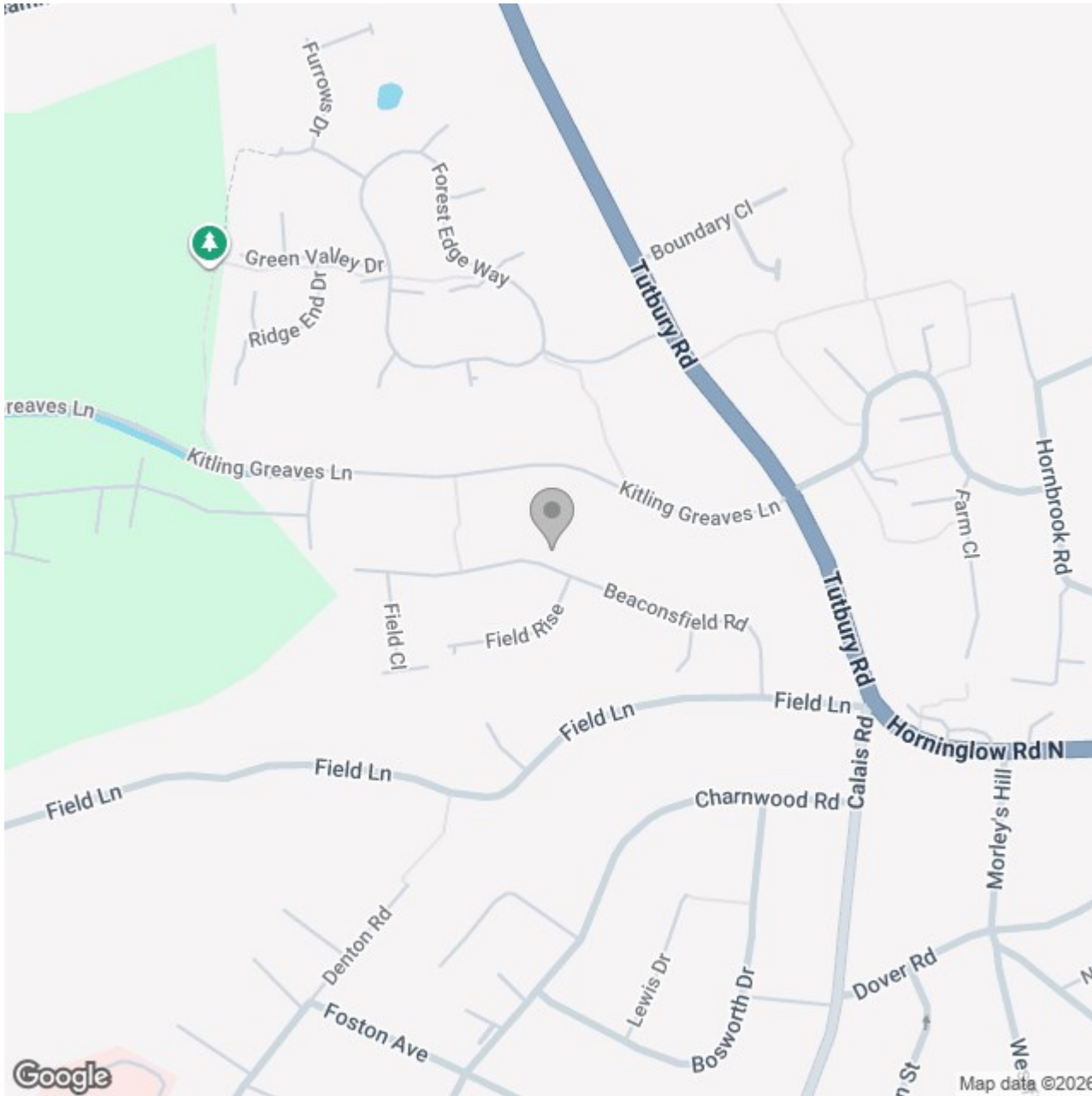
769 ft<sup>2</sup>

(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.

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## 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	