





A well-maintained three-bedroom semi-detached dormer bungalow, offering a versatile layout across two floors, with generous living accommodation, a private rear garden, detached garage and ample off-street parking. The property has been clearly well cared for over the years and provides excellent potential for modernisation, making it an ideal purchase for a range of buyers including downsizes and families alike.



ABODE
SALES & LETTINGS

Accommodation

Ground Floor

The accommodation is entered via a front entrance door leading into a welcoming hallway, providing access to the principal ground floor rooms.

Positioned to the front elevation is a well-proportioned living room, featuring a bay window allowing for plenty of natural light, along with a central feature fireplace creating a focal point within the room.

To the rear of the property is a separate dining room, offering space for a dining table and chairs, with sliding patio doors opening out onto the rear garden, creating a pleasant outlook and a good connection to the outside space.

The kitchen is fitted with a range of wall and base units with preparation work surfaces over, incorporating a sink and drainer unit, space for appliances, and a door providing access to the side elevation.

Also located on the ground floor is a third bedroom, offering flexibility as either a bedroom, study or additional reception room depending on requirements.

The ground floor is completed by a shower room, fitted with a three-piece suite comprising a shower enclosure, wash hand basin and low-level WC.

First Floor

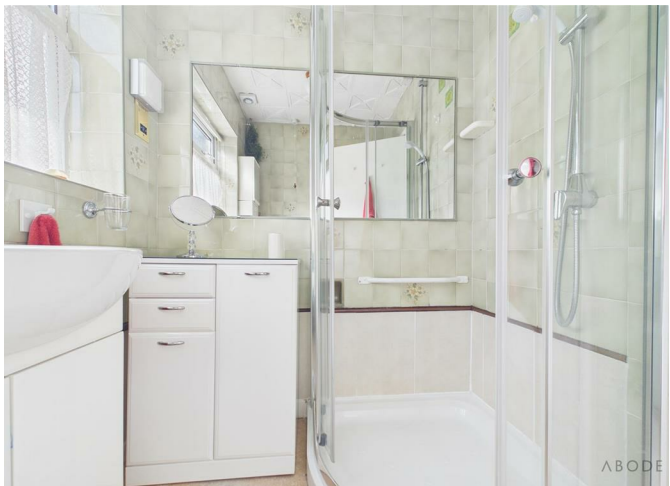
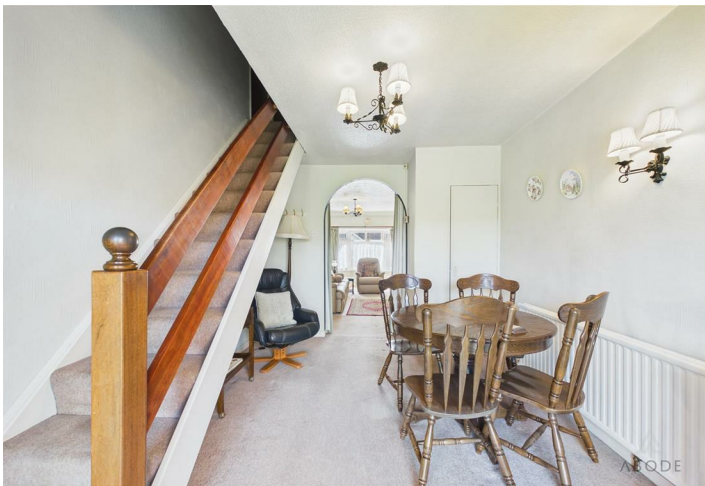


Stairs rise from the dining room to the first-floor landing, where there is access to two double bedrooms.

Both bedrooms are of good proportions and benefit from dormer-style windows, creating usable head height and allowing for natural light. The layout provides comfortable accommodation, with the floorplan indicating some areas of reduced head height typical of this style of property.

Outside



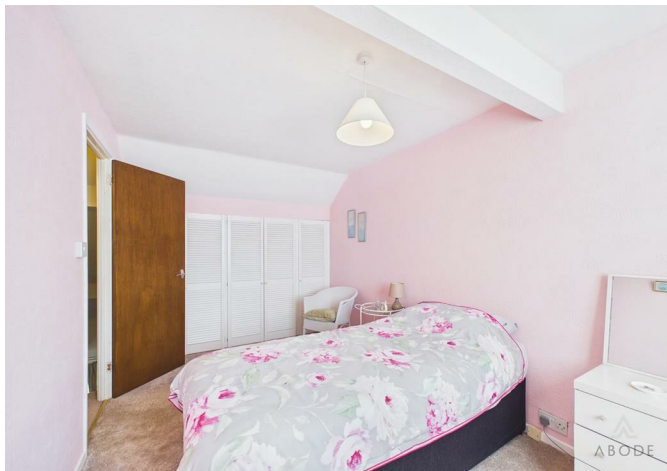




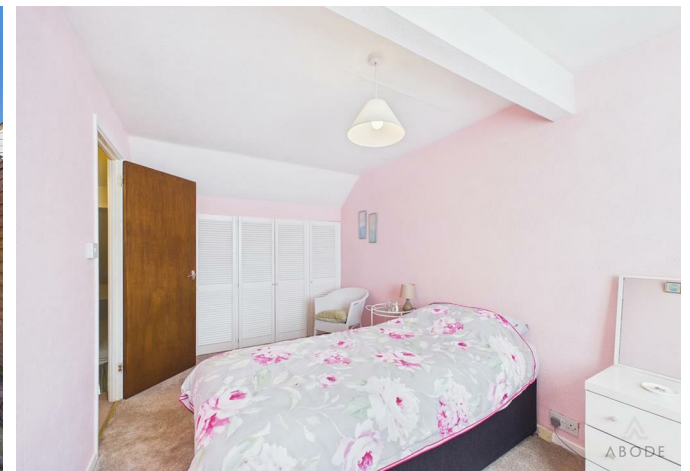
To the front of the property is a low-maintenance garden with a driveway providing off-street parking, extending down the side of the property and leading to a detached garage.

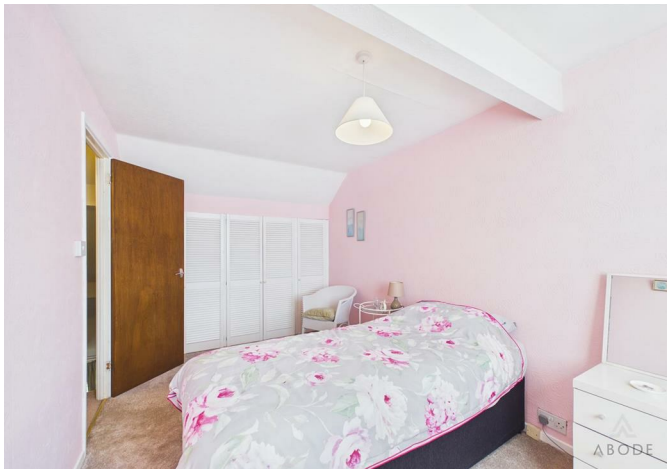
The rear garden is well-kept and thoughtfully arranged, featuring a combination of patio seating areas, lawn and established borders with a variety of shrubs and plants. The space is enclosed by timber fencing and offers a good degree of privacy, along with useful outbuildings providing additional storage.





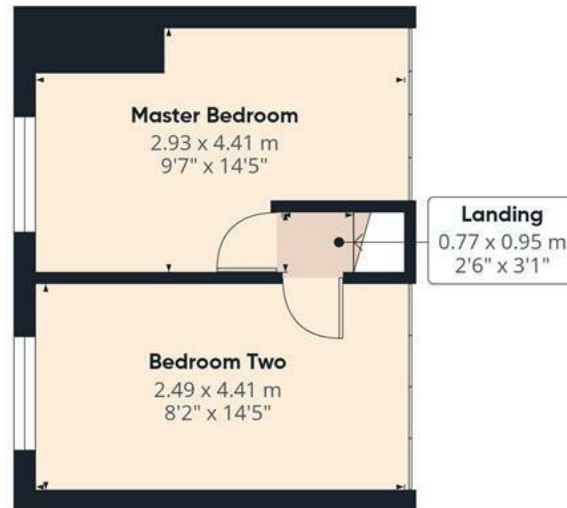








Floor 0



Floor 1



Approximate total area⁽¹⁾

72.7 m²

781 ft²

Reduced headroom

1.1 m²

12 ft²

(1) Excluding balconies and terraces

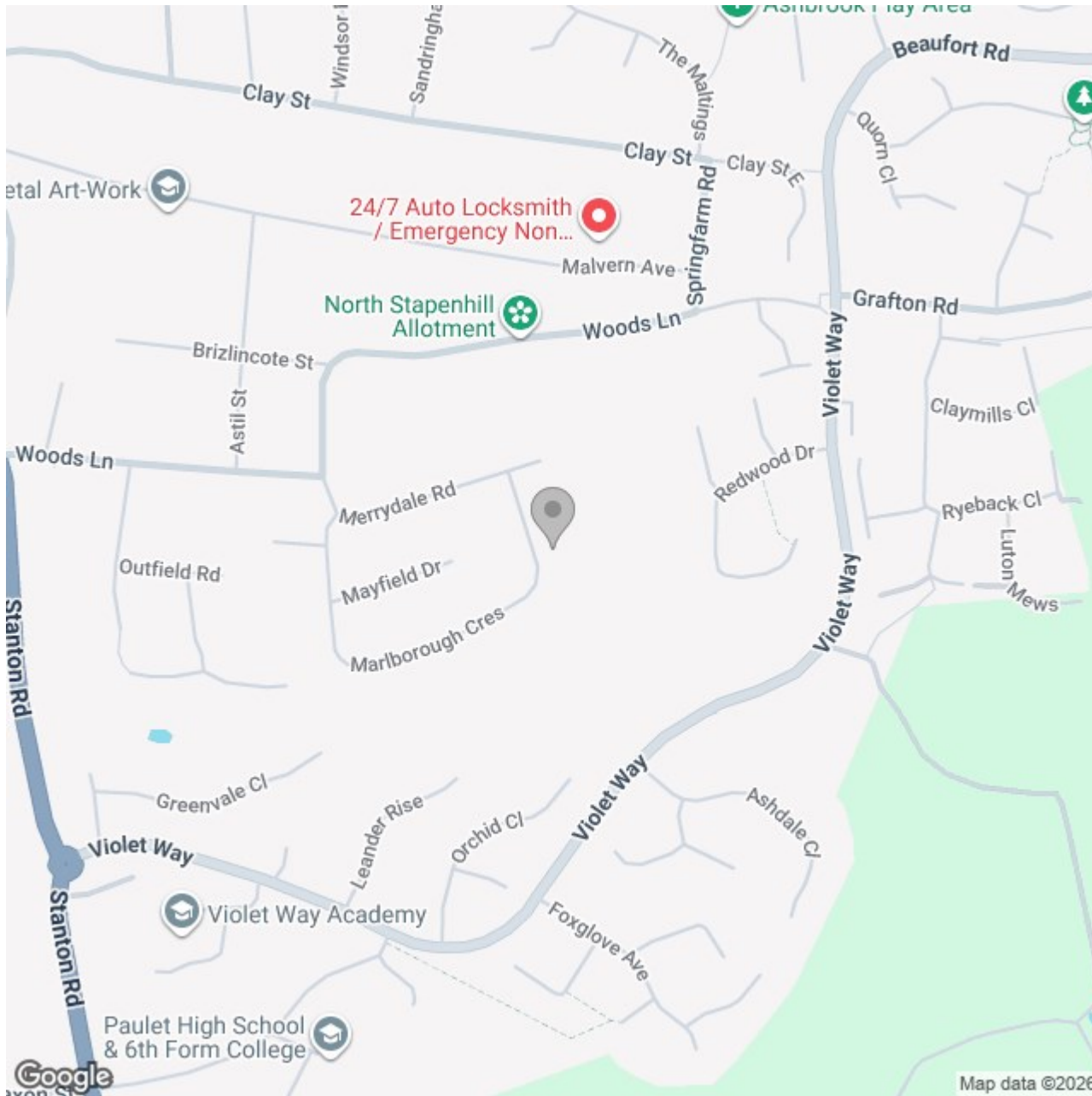
Reduced headroom

..... 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) A		
(81-91) B		
(69-80) C		
(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 	