





A well-presented two-bedroom semi-detached home, ideally suited to first-time buyers or downsizers, offering a modern interior, well-proportioned accommodation, and a private rear garden. Positioned on a contemporary development, the property benefits from a bright and neutral finish throughout, off-street parking, and a practical layout designed for everyday living.



Ground Floor

The accommodation opens into an entrance hallway with access to a useful ground floor WC. To the front aspect sits the living room, a comfortable and inviting space with a large window allowing for plenty of natural light.

To the rear of the property is the kitchen, fitted with a range of modern wall and base units, integrated oven, gas hob with extractor over, and space for additional appliances. The layout allows room for a dining table, creating a sociable kitchen/diner. Double doors lead directly out to the rear garden, enhancing the connection between indoor and outdoor living.

First Floor

The first floor landing provides access to two well-proportioned bedrooms and the bathroom.

The main bedroom is a generous double room positioned to the rear, while the second bedroom sits to the front and is ideal as a guest room, nursery, or home office.

The bathroom is fitted with a modern three-piece suite comprising a 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 with a patio area ideal for seating and entertaining. Timber fencing encloses the boundaries, providing a good degree of privacy.

To the front/side, there is off-street parking.

Measurements

Living Room: 3.23m x 4.16m (10'7" x 13'7")

Kitchen: 3.06m x 3.01m (10'0" x 9'10")







Bedroom One: 4.09m x 2.85m (13'4" x 9'4")

Bedroom Two: 3.17m x 2.54m (10'4" x 8'3")

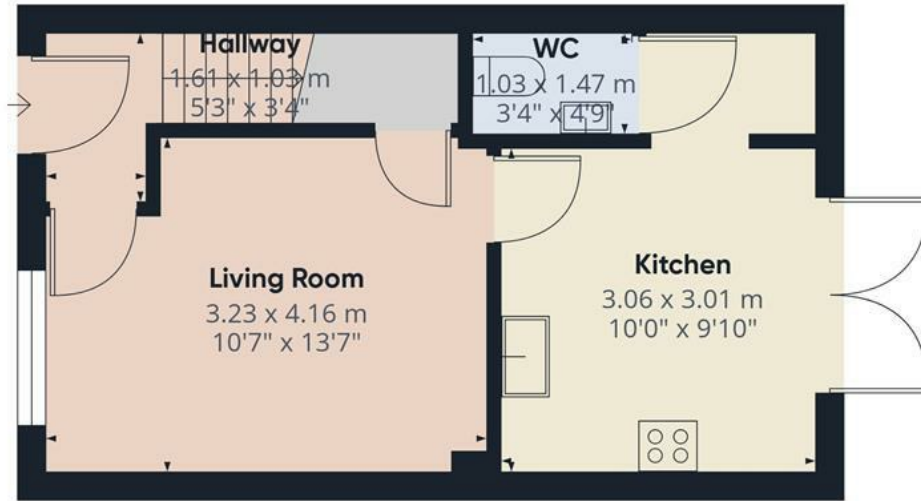
Bathroom: 1.69m x 2.18m (5'6" x 7'1")



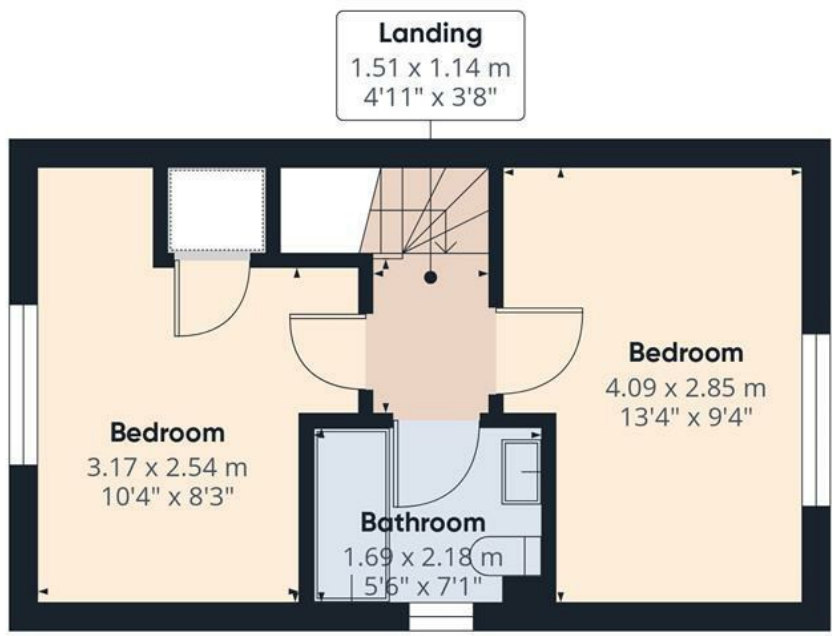








Floor 0



Floor 1

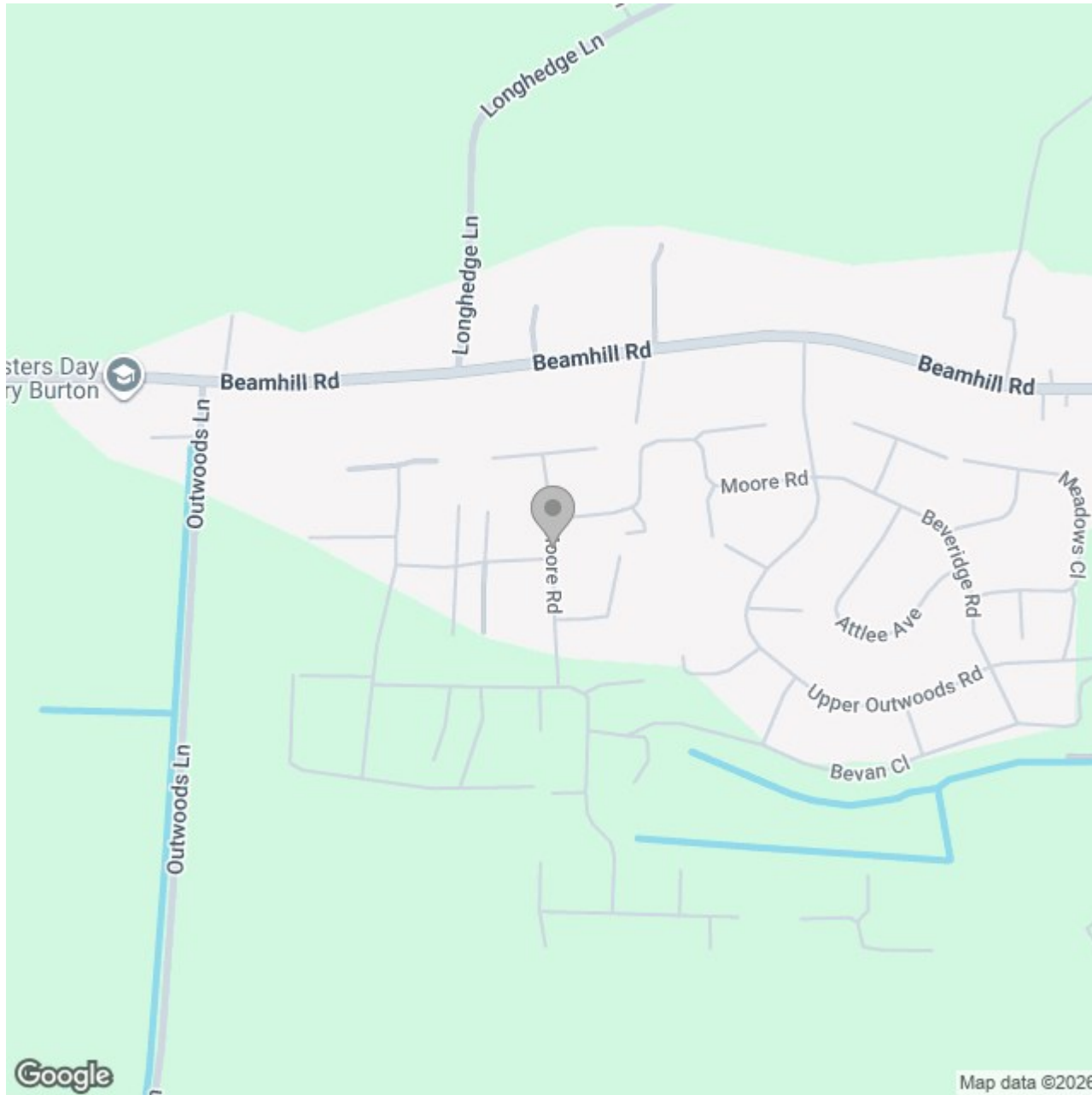


Approximate total area⁽¹⁾
56.1 m²
604 ft²

(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.

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 	