





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")



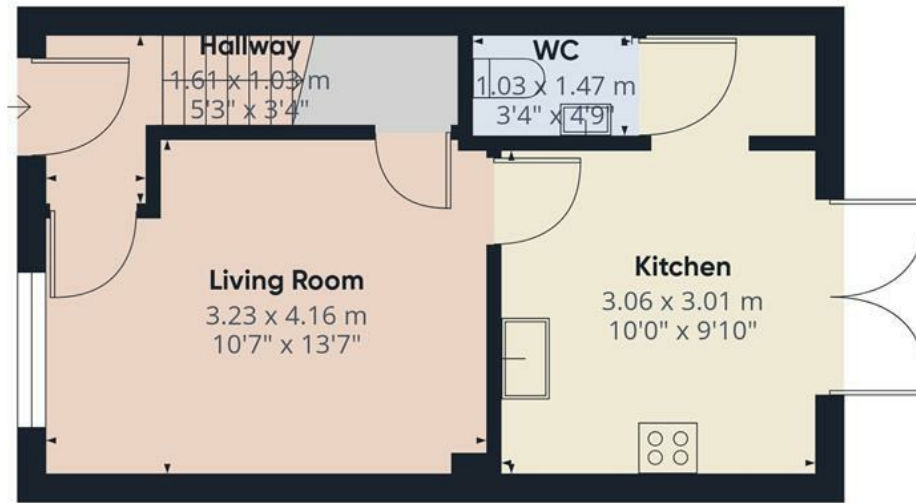




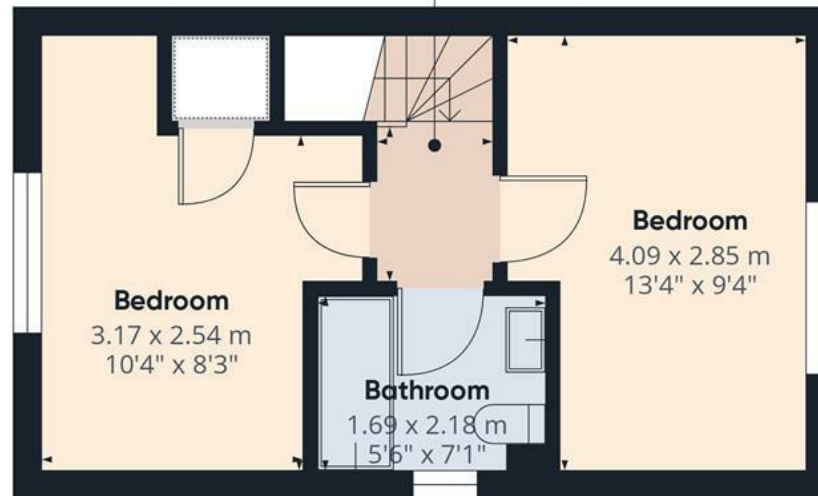








Floor 0



Floor 1



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

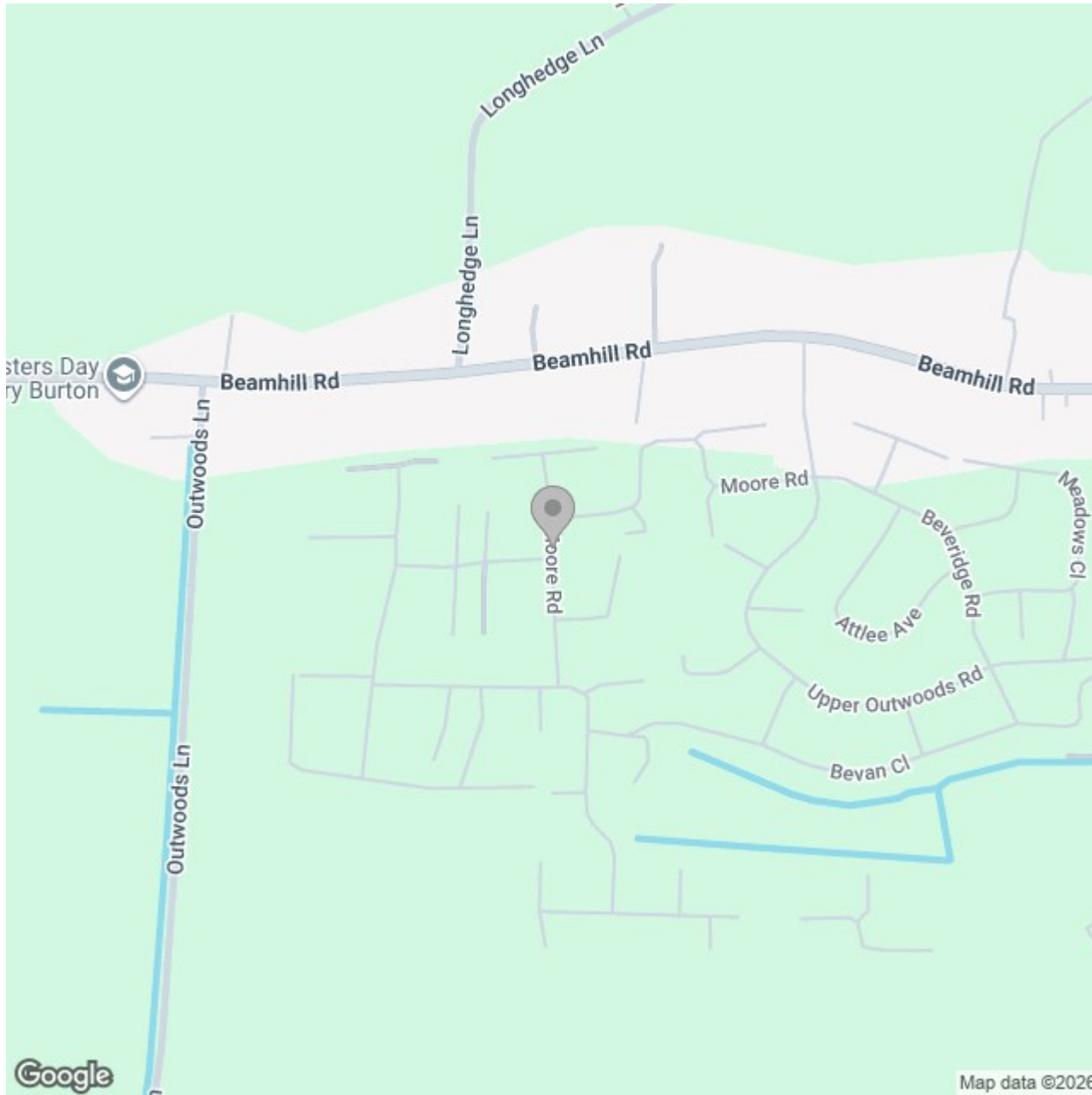
56.1 m<sup>2</sup>  
604 ft<sup>2</sup>

(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	