





This recently modernised three bedroom, three-storey home offers well-presented and versatile accommodation throughout, making it ideal for a range of buyers. Having undergone recent improvements including new carpets with a 10-year guarantee and ongoing upgrades such as new shower fittings. The home benefits from a spacious layout, a private rear garden, off-street parking, and a garage, all positioned within a convenient residential location.



Accommodation

Ground Floor

The accommodation begins with a welcoming entrance hallway, providing access to the staircase and a useful ground floor WC. To the front of the property sits the fitted kitchen, offering a range of matching wall and base units with work surfaces over, inset sink, gas hob with extractor above, and electric oven below, along with space for further appliances.

To the rear of the property is a generously sized living room, enjoying excellent natural light and offering ample space for both seating and dining furniture. Double glazed French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

First Floor

The first floor landing leads to two well-proportioned bedrooms and the main bathroom. Bedroom two is a spacious double room positioned to the rear aspect, while bedroom three is a comfortable single room, ideal as a bedroom, nursery, or home office.

The family bathroom is fitted with a three-piece suite including a bath with shower over, wash hand basin, and low-level WC, all presented in a clean and neutral style.

Second Floor

Occupying the entire top floor is the impressive master suite, providing a generous double bedroom with useful storage within the eaves and natural light



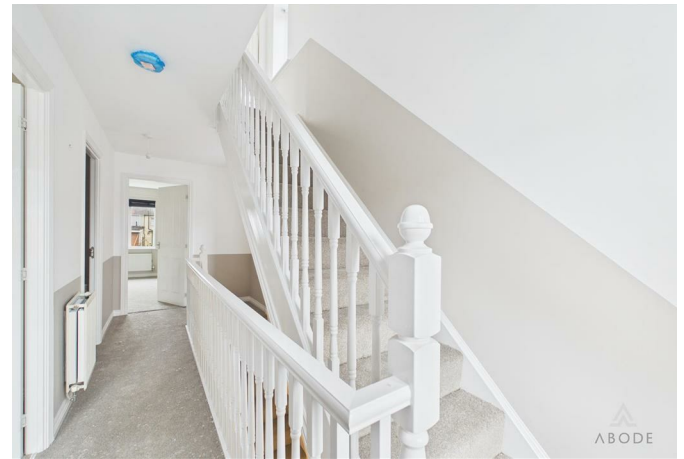
via skylight windows. This space also benefits from a walk-in wardrobe area and a private en-suite shower room, fitted with a shower enclosure, wash hand basin, and WC. New shower fittings are due to be installed, further enhancing this space.

Outside

To the front of the property is a driveway providing off-street parking and access to the garage.

To the rear, the property enjoys an enclosed garden,





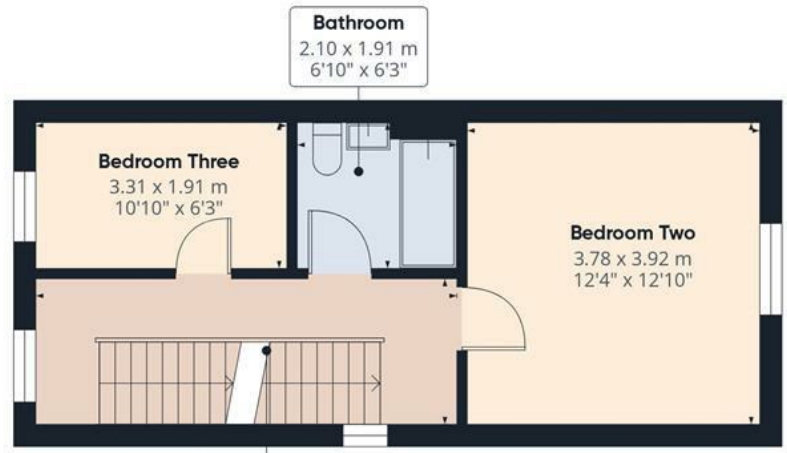


mainly laid to lawn with fenced boundaries, offering a great space for outdoor seating, children, or pets.





Floor 0



Floor 1



Floor 2

Approximate total area^m
95.3 m²
1026 ft²

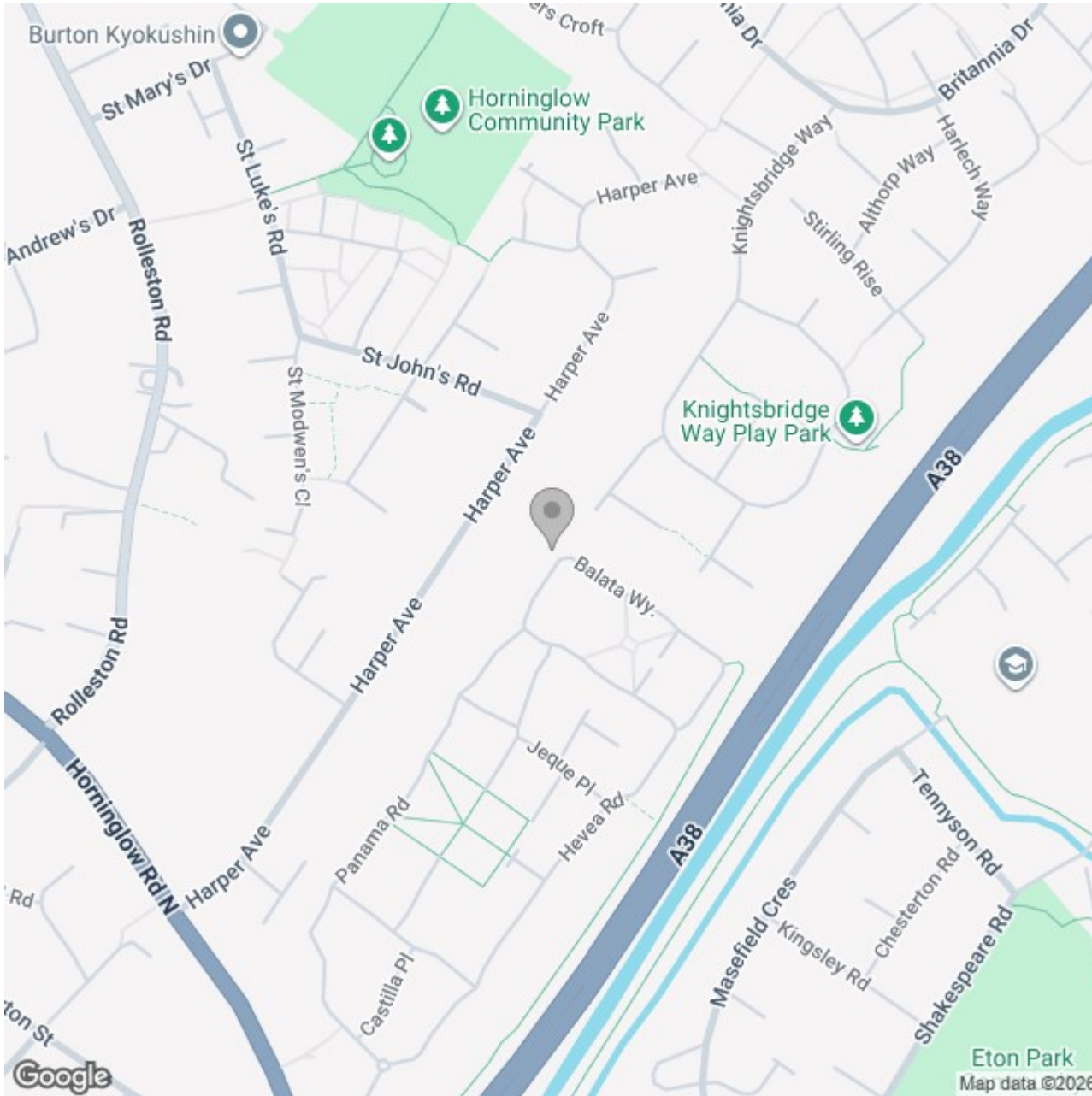
Reduced headroom
5.7 m²
62 ft²

(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	