





An extensive three-bedroom semi-detached home occupying a generous plot, offering versatile living accommodation along with a range of substantial outbuildings. The property benefits from a separate kitchen, a spacious living area, and a reconfigured conservatory which now provides both a utility space and additional reception space. Externally, the property is complemented by extensive buildings including a large workshop/games room, offering excellent potential for a variety of uses.



## Accommodation

### Ground Floor

The accommodation is accessed via an entrance area leading into a spacious living room, offering ample space for both seating and dining furniture, with a feature fireplace creating a focal point.

The kitchen is fitted with a range of matching wall and base units, with windows providing natural light and a door offering access through to the rear.

To the rear of the property, the original conservatory has been divided to create two distinct areas, now comprising a practical utility space alongside a further conservatory seating area. This provides additional versatility and functionality to the ground floor layout.

### First Floor

The first floor landing provides access to three bedrooms, all offering comfortable accommodation, along with a fitted bathroom comprising a three-piece suite.

### Second Floor / Loft Space

A fixed staircase leads to a useful loft area, providing additional space suitable for a variety of uses.

### Outside



The property sits on a substantial plot with a generous garden, mainly laid to lawn, offering plenty of outdoor space.

A particular feature of the property is the range of outbuildings located to the side and rear, including a large games room/workshop. These buildings provide excellent potential for storage, hobbies, or workspace, depending on individual requirements.

To the front, there is off-street parking which leads to the large carport.







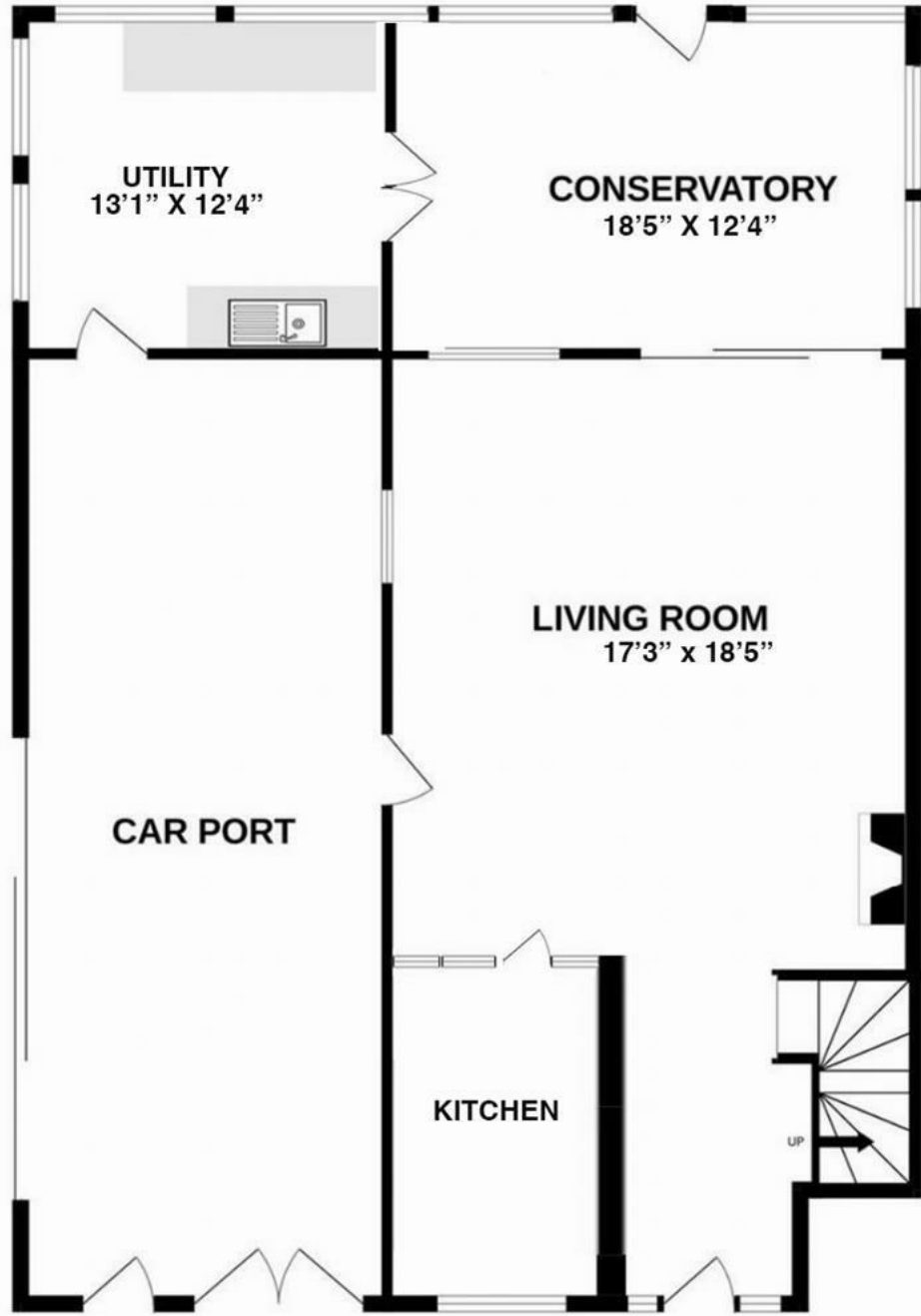












**UTILITY**  
13'1" X 12'4"

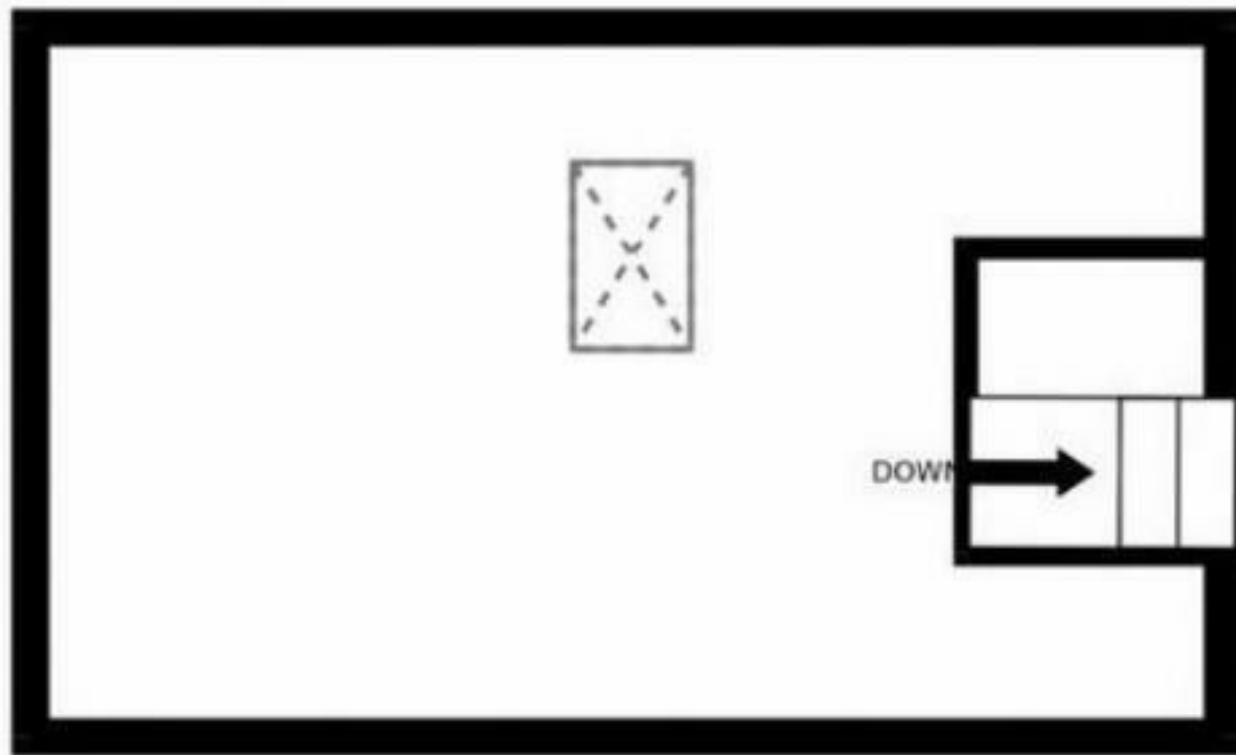
**CONSERVATORY**  
18'5" X 12'4"

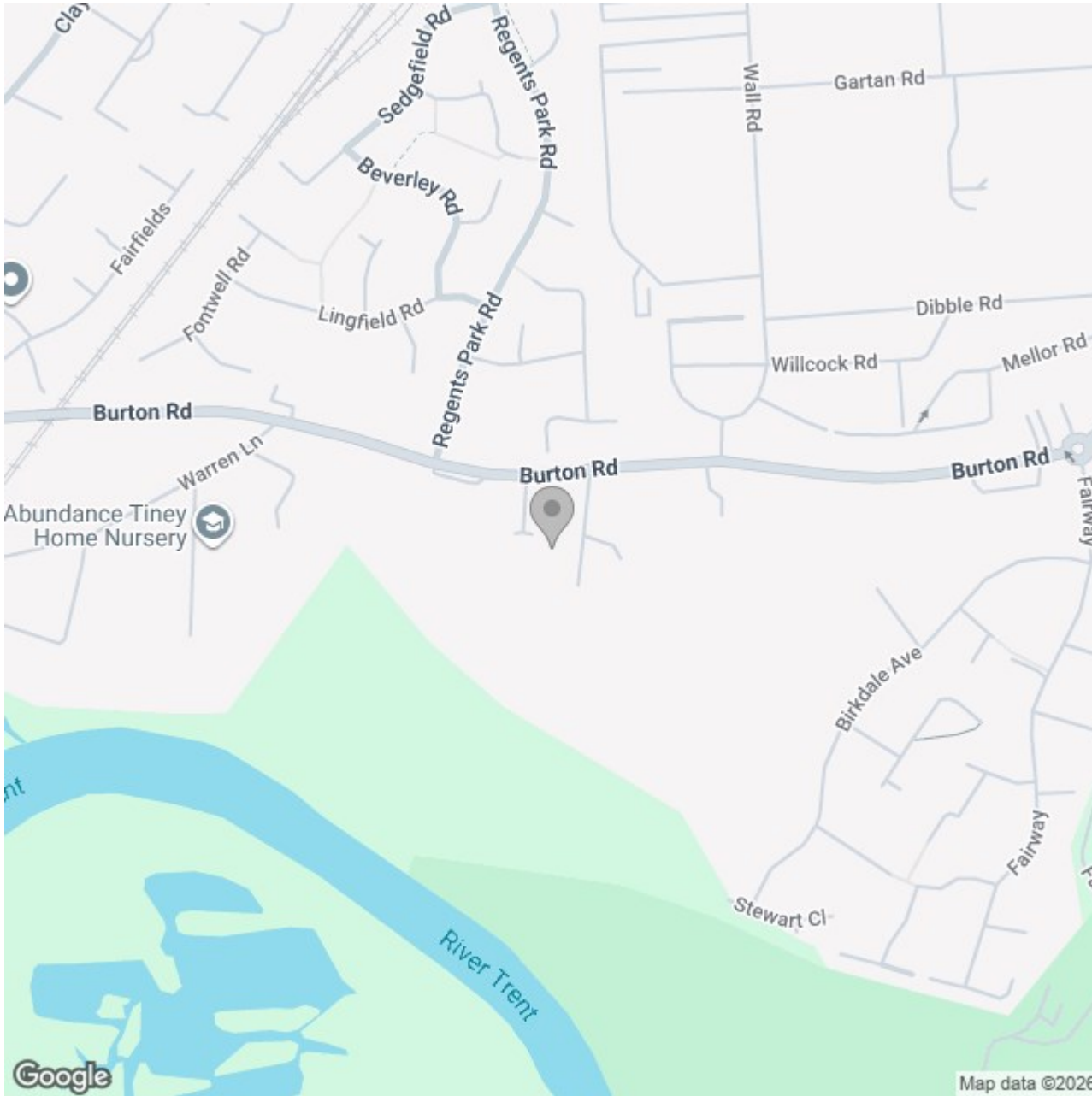
**LIVING ROOM**  
17'3" x 18'5"

**CAR PORT**

**KITCHEN**

UP





## 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	