





This well-presented and spacious four double bedroom home offers versatile accommodation arranged over three floors, with modern fittings and a practical layout suited to family living. Benefiting from a recently fitted kitchen (2023), off-street parking, and a garage, the property also enjoys a private, enclosed rear garden.

Offered for sale with NO UPWARD CHAIN.



GROUND FLOOR

The accommodation begins with an entrance hallway featuring tiled flooring, a radiator, and stairs rising to the first floor. A cloakroom is positioned off the hallway, fitted with a wash hand basin, low-level WC, radiator, and tiled flooring. The kitchen diner has been updated in 2023 and is fitted with a range of wall and base units with drawers, tiled flooring, and integrated appliances including an AEG oven, hob, and extractor, along with a dishwasher. Dual aspect windows to the front and rear provide good natural light. A separate utility room offers further practicality, with tiled flooring, plumbing and appliance space for a washing machine, a radiator, a concealed boiler, and a door leading out to the rear garden. The lounge spans the depth of the property and features a window to the front, French doors opening onto the garden, laminate flooring, two radiators, and ceiling spotlights.

FIRST FLOOR

To the first floor, the landing has a window to the rear elevation, a radiator, and stairs rising to the second floor. The master bedroom is a generous dual-aspect room with windows to both the front and rear, a radiator, and built-in furniture. The ensuite comprises a shower enclosure, vanity wash hand basin, and WC, with a window to the front elevation. Bedroom two is positioned to the front and benefits from laminate flooring, a radiator, built-in study furniture ideal for home working, and an airing cupboard. The family bathroom is fitted with a panelled bath with shower over, vanity wash hand basin, and low-level WC, complemented by a radiator and a window to the rear.

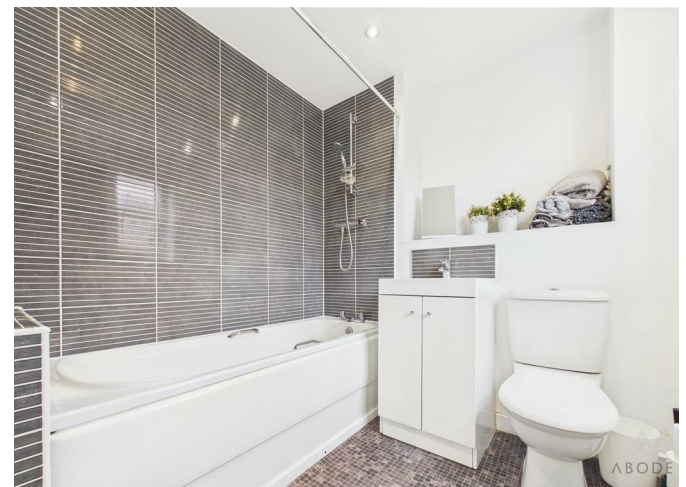
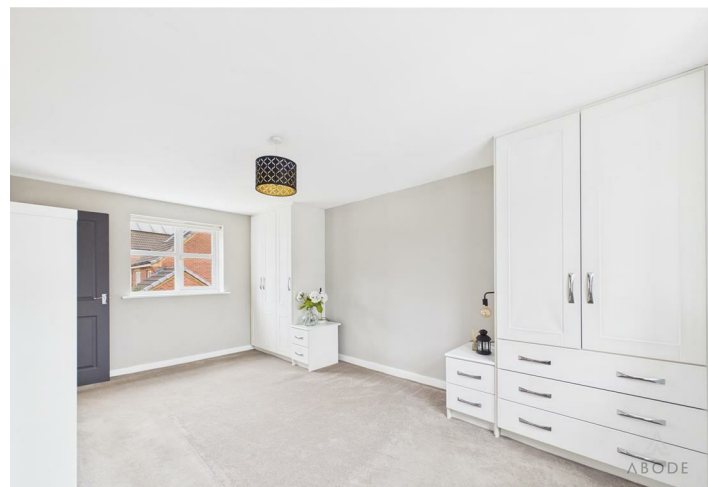
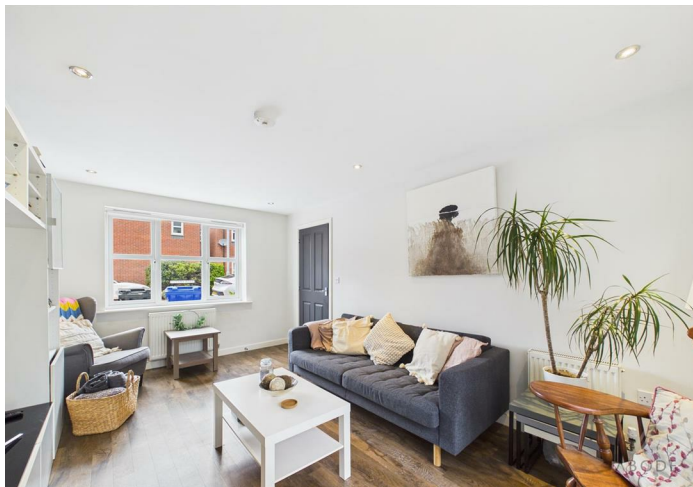
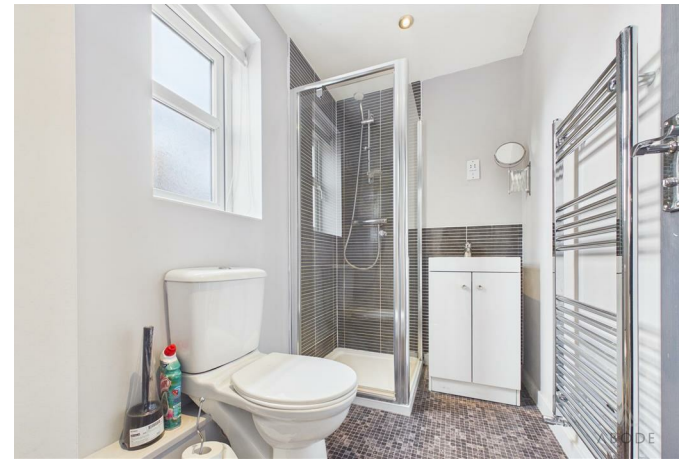


SECOND FLOOR

The second floor provides two further bedrooms and an additional shower room. The landing includes a radiator and access to both rooms. Bedroom three features windows to the front and side, along with a Velux window to the rear and a radiator. Bedroom four offers a similar layout with windows to the front and side, a Velux window to the rear, loft access, and a radiator. The shower room is fitted with a shower enclosure, vanity wash hand basin, WC, and a heated towel radiator.

OUTSIDE

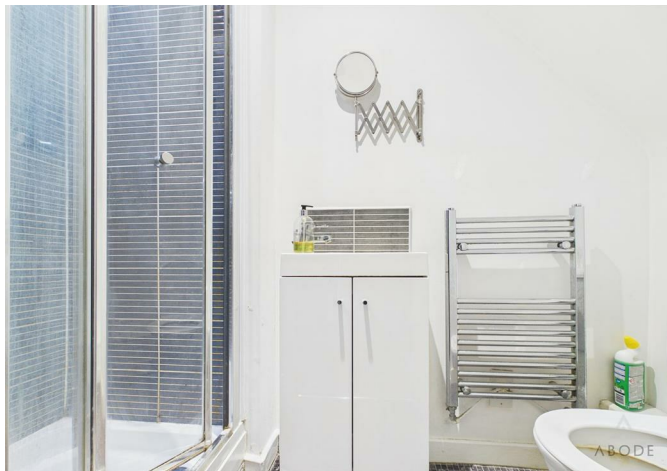




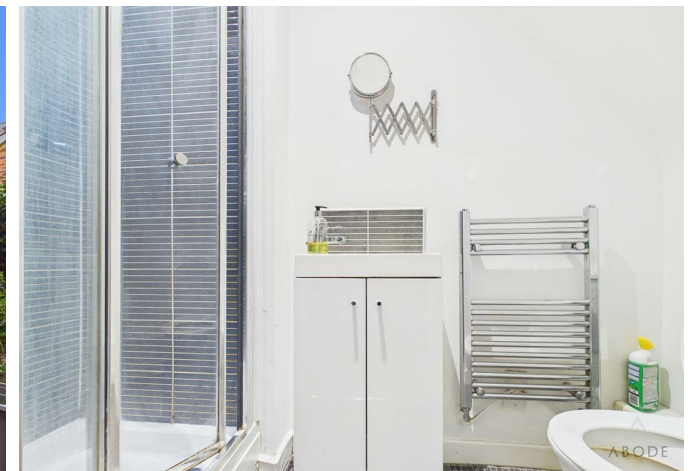
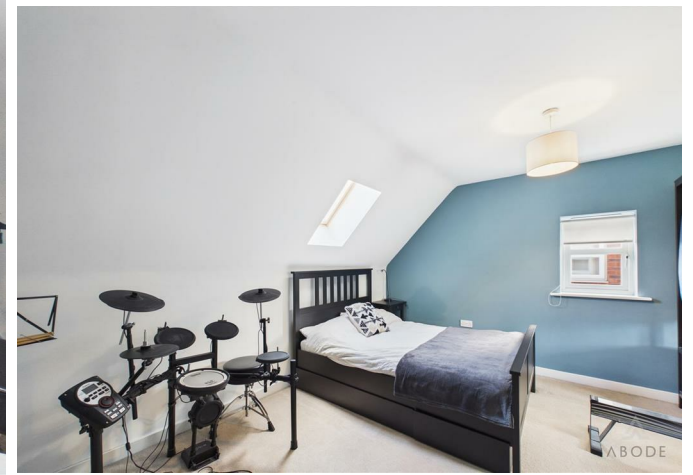


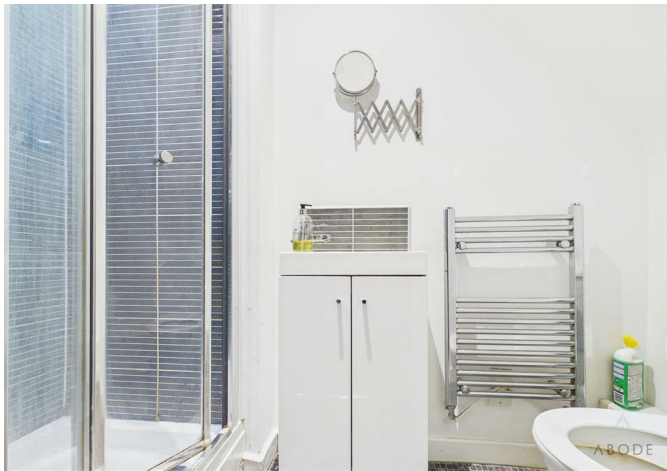
Externally, the property benefits from off-street parking leading to a garage with an up-and-over door, power, lighting, and a personnel door to the rear garden. The enclosed rear garden is bordered by timber fencing and features a paved patio area, a gravelled seating space, a lawn, and well-stocked mature beds and borders.













Approximate total area^m
116.1 m²
1249 ft²

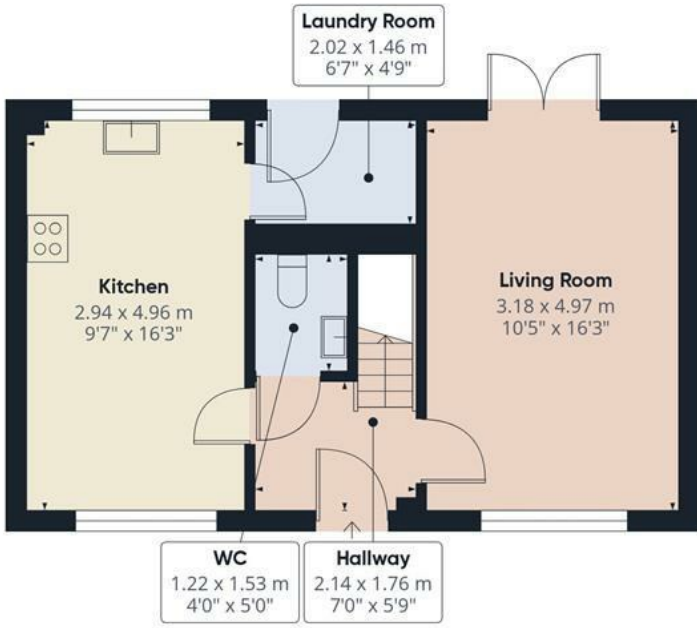
Reduced headroom
3.7 m²
39 ft²

(1) Excluding balconies and terraces

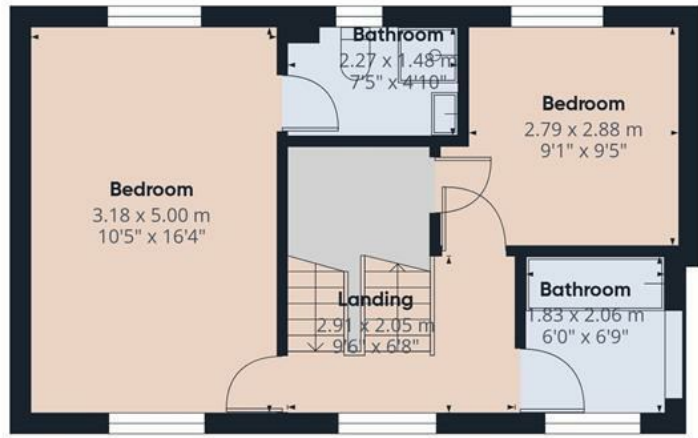
Reduced headroom
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

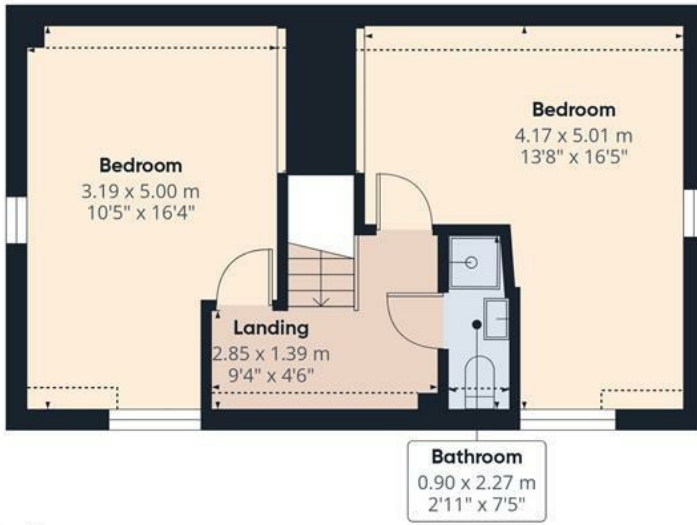
GIRAFFE360



Floor 0

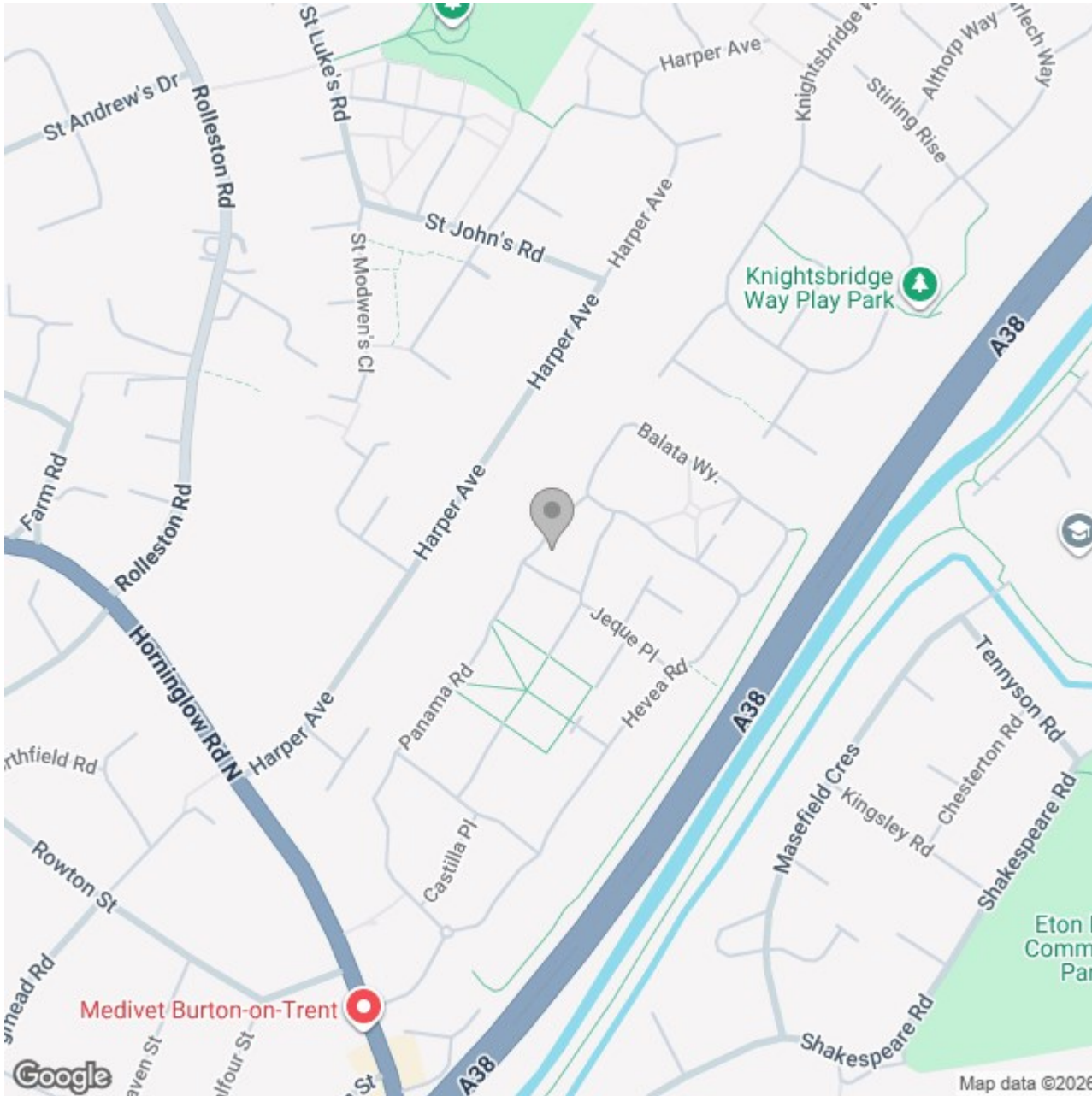


Floor 1



Floor 2





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	82
(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	