





A well-presented three-bedroom semi-detached home, positioned within a popular residential location with a range of local amenities within walking distance. The property offers a driveway leading to a garage providing off-street parking, a modern kitchen diner to the rear, and three well-proportioned bedrooms. Viewing is strictly via appointment only.



## Accommodation

### Ground Floor

The accommodation is entered via a front entrance door leading into the hallway, where stairs rise to the first floor and access is provided to the main living space. The living room sits to the front elevation, having a double glazed window allowing for natural light, a central heating radiator, and an opening through to the kitchen diner.

To the rear, the kitchen diner is fitted with a range of matching wall and base units with a solid wood work surface over, incorporating a ceramic sink with mixer tap and drainer. There is a four-ring gas hob with electric oven below and extractor above, tiled splash backs, and space for further appliances. The room also benefits from under-stairs storage and a double glazed sliding door opening out onto the rear patio, creating a practical connection to the garden.

### First Floor

The first floor landing has a double glazed window to the side elevation, loft access, and doors leading to all three bedrooms and the family bathroom. The main bedroom is positioned to the front and includes a central heating radiator, double glazed window, and an opening through to a private shower area. The second and third bedrooms are both located to the rear elevation, each with double glazed windows and central heating radiators.

The bathroom is fitted with a three-piece suite comprising a low-level WC, wash hand basin with mixer tap, and a bath with mixer tap and shower

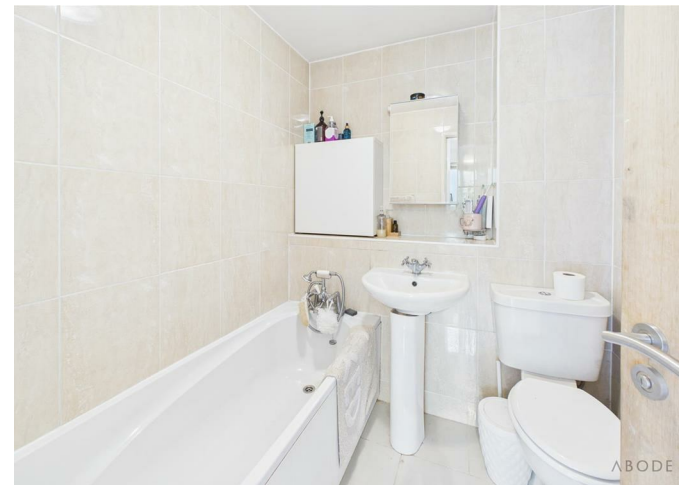


attachment over. Complementary tiling is fitted to the walls and floor, and there is also an extractor fan and radiator.

### Outside

To the front elevation, the property offers a tarmacadam driveway leading to a single garage, providing off-street parking, alongside a lawned fore garden. The rear garden is mainly laid to lawn with a patio area directly off the property, offering space suitable for seating and outdoor use.







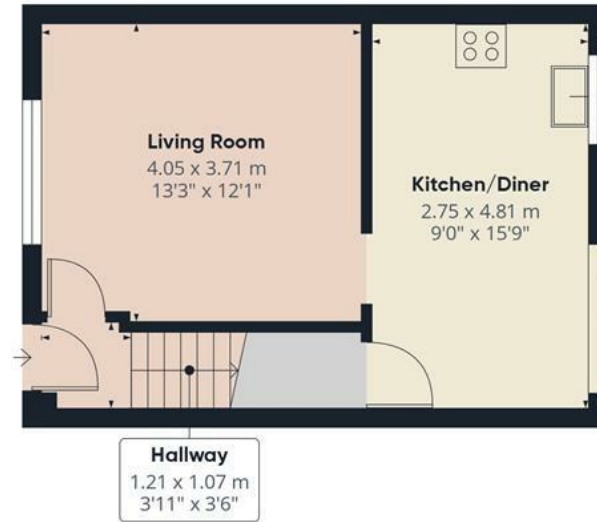












Floor 0



Floor 1

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

62.5 m<sup>2</sup>  
671 ft<sup>2</sup>

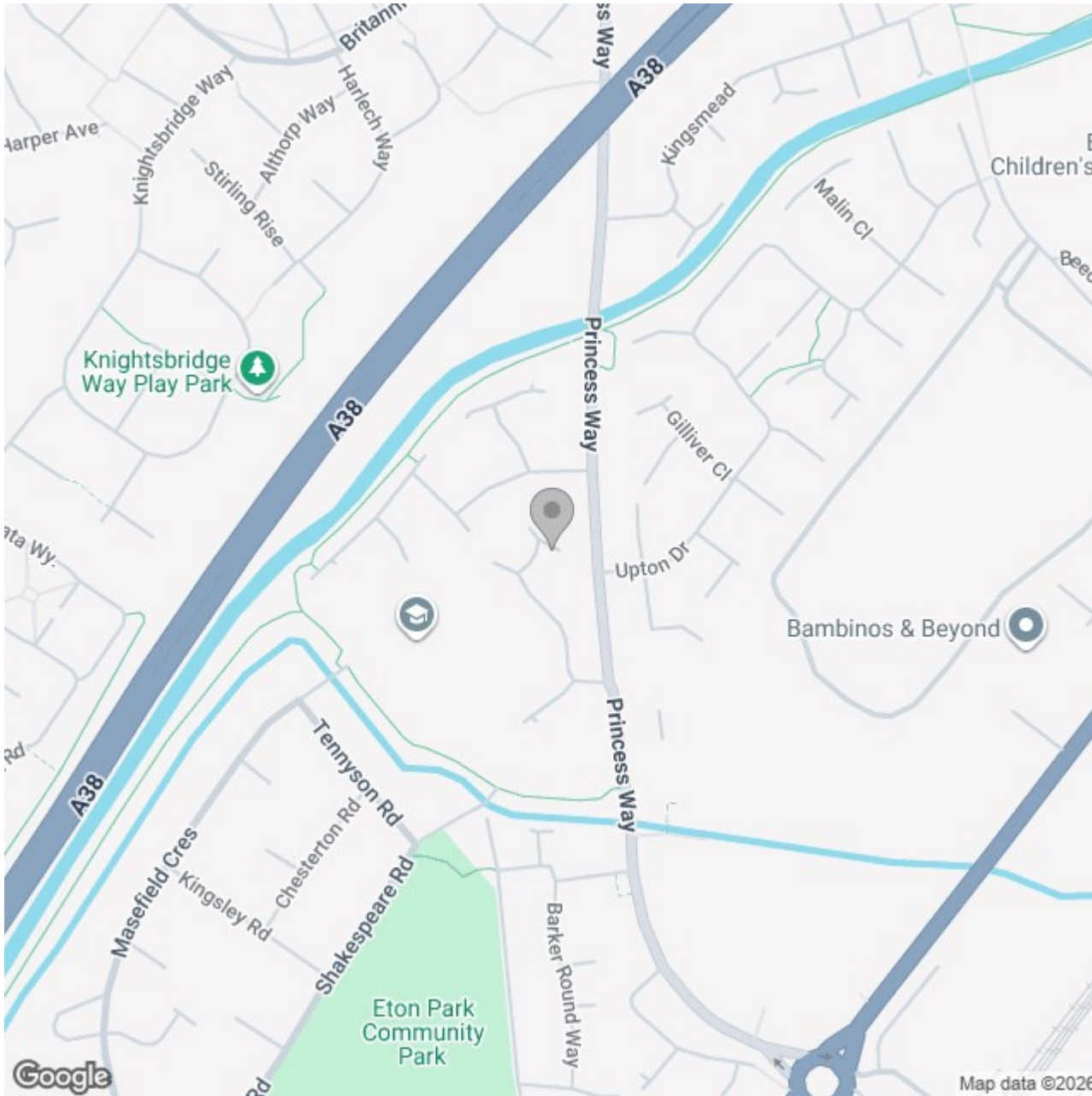
(1) Excluding balconies and terraces

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	