





A perfect move-in ready home, having high-specification, energy-efficient three-bedroom home designed for the modern family. The ground floor features a contemporary kitchen-diner with integrated appliances and a bright, full-width lounge. This social heart of the home opens through French doors into a brilliantly sized rear garden, while a welcoming hallway provides essential under-stairs storage and a guest cloakroom.

Upstairs, the home offers three well-proportioned bedrooms. The principal suite and second bedroom both benefit from built-in mirrored wardrobes, with the master enjoying a private en-suite double shower. A versatile third bedroom and a sleek three-piece family bathroom complete the internal layout.

Engineered for sustainability, the property includes Solar PV panels contribute well on energy bills. With two dedicated parking spaces situated in tandem to the left of the property row. Excellent nearby transport links to the A50, offering a perfect balance of comfort, economy, and convenience.

Annual estate charges apply, we are informed at £205.00 per annum, managed by Preim Management Company.



## Hallway

A welcoming entrance hall is accessed via a composite front door, leading to a staircase rising to the first-floor landing. The hallway benefits from a central heating radiator with thermostat control and a useful under-stairs storage cupboard housing the electrical consumer unit and fibre connection point. Internal doors provide access to:

## Cloakroom/W.C.

Fitted with a low-level WC with continental flush, pedestal wash hand basin with mixer tap and tiled splashback. Additional features include a central heating radiator and extractor fan.

## Kitchen/Diner

A well-appointed kitchen featuring a UPVC double-glazed window to the front elevation. The space offers a range of matching base and eye-level units with drawers and work surfaces. Integrated appliances include a four-ring stainless steel gas hob with extractor hood, oven and grill, and a one-and-a-half bowl stainless steel sink with mixer tap, along with a fridge and freezer. There is also plumbing and space for additional freestanding under-counter appliances, a central heating radiator, and a smoke alarm.

## Lounge

A bright and comfortable living space with UPVC double-glazed French doors and adjoining windows opening onto the rear garden. The room includes a central heating radiator, telephone point, TV aerial point.



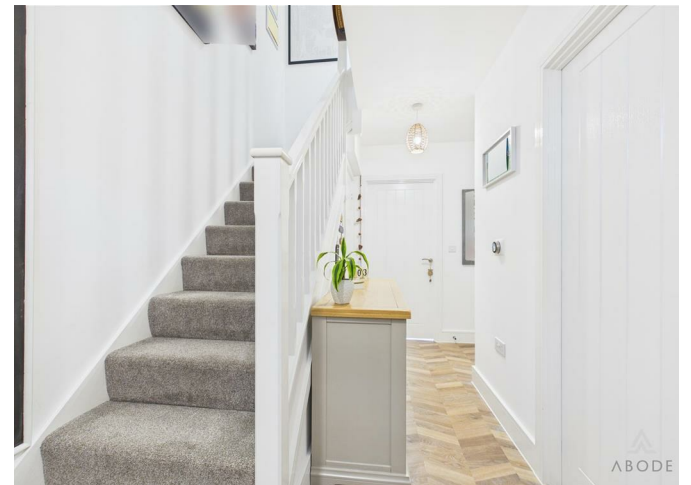
## Landing

With loft access, central heating radiator, and smoke alarm. Internal doors lead to:

## Bedroom One

A spacious double bedroom with a UPVC double-glazed window to the front elevation, central heating radiator, and a built-in mirrored double wardrobe providing hanging and shelving space. Includes a TV aerial point and access to:







### En-suite

Comprising a three-piece suite including a low-level WC, pedestal wash hand basin with mixer tap, and a double shower cubicle with shower over. Finished with complementary wall tiling, a central heating radiator, extractor fan, shaving point, and a UPVC double-glazed frosted window to the front elevation.

### Bedroom Two

A further double bedroom with a UPVC double-glazed window to the rear elevation, central heating radiator, and a built-in mirrored double wardrobe with hanging and shelving space.

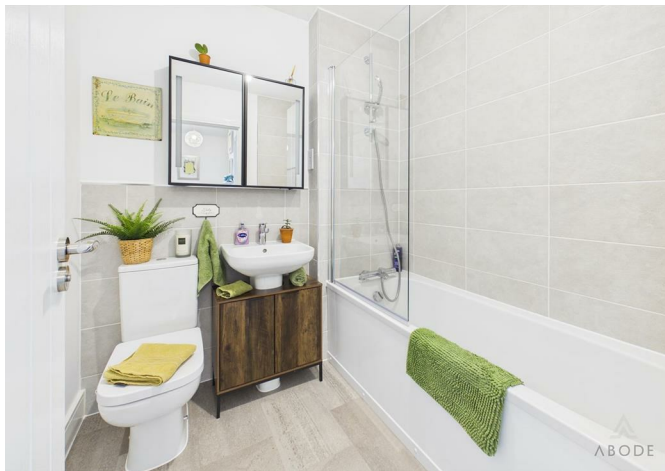
### Bedroom Three

A well-proportioned third bedroom featuring a UPVC double-glazed window to the rear elevation and central heating radiator.

### Family Bathroom

Fitted with a three-piece suite comprising a low-level WC, pedestal wash hand basin with mixer tap, and a bath with glass screen and shower over. Complementary wall tiling, extractor fan, shaving point, and central heating radiator complete the space.



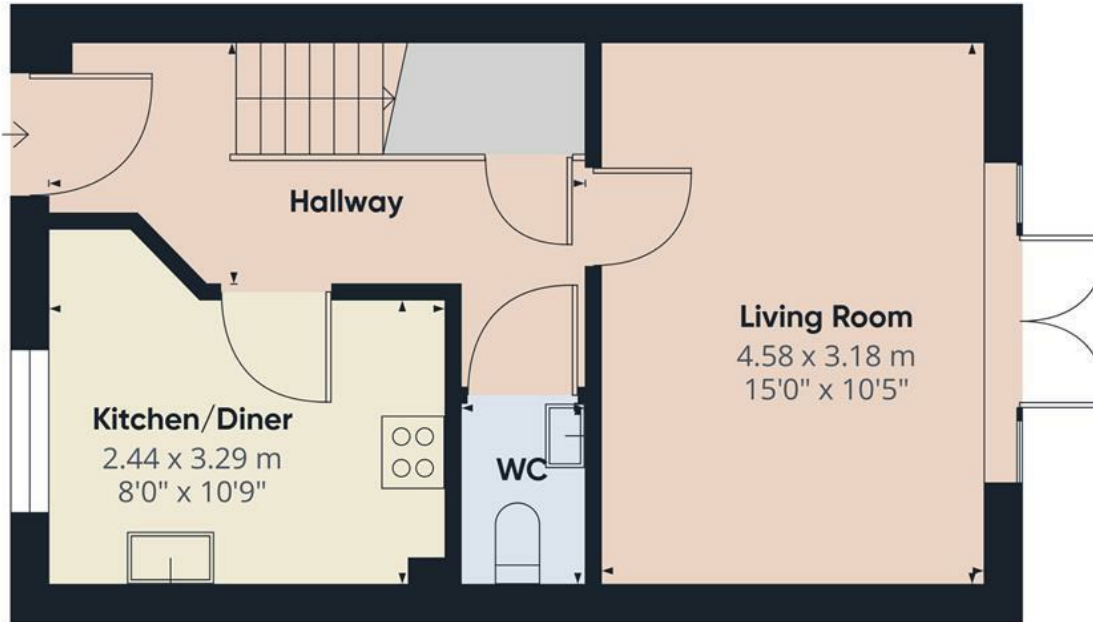




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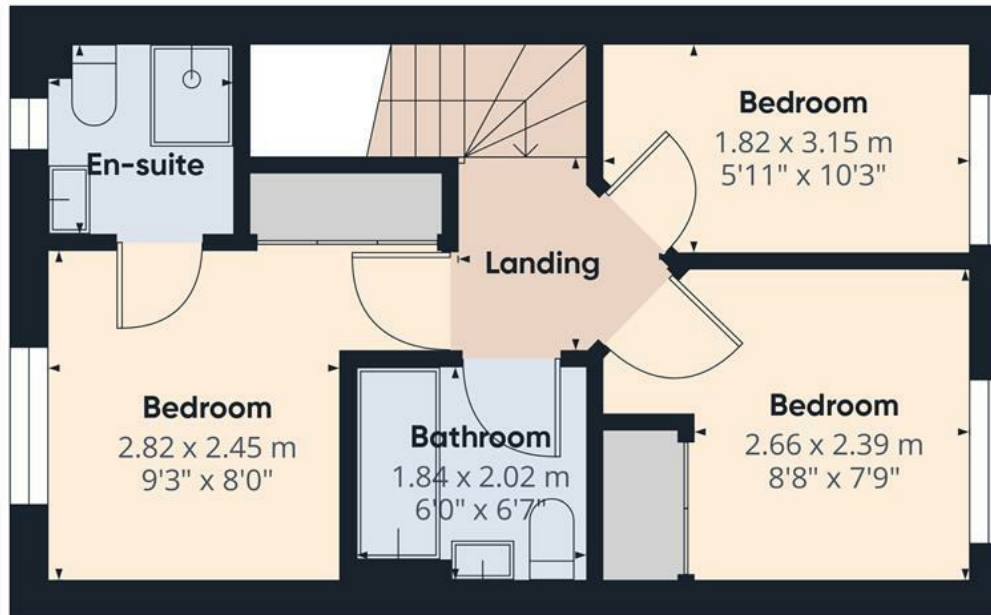


Floor 0

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

65.1 m<sup>2</sup>

701 ft<sup>2</sup>



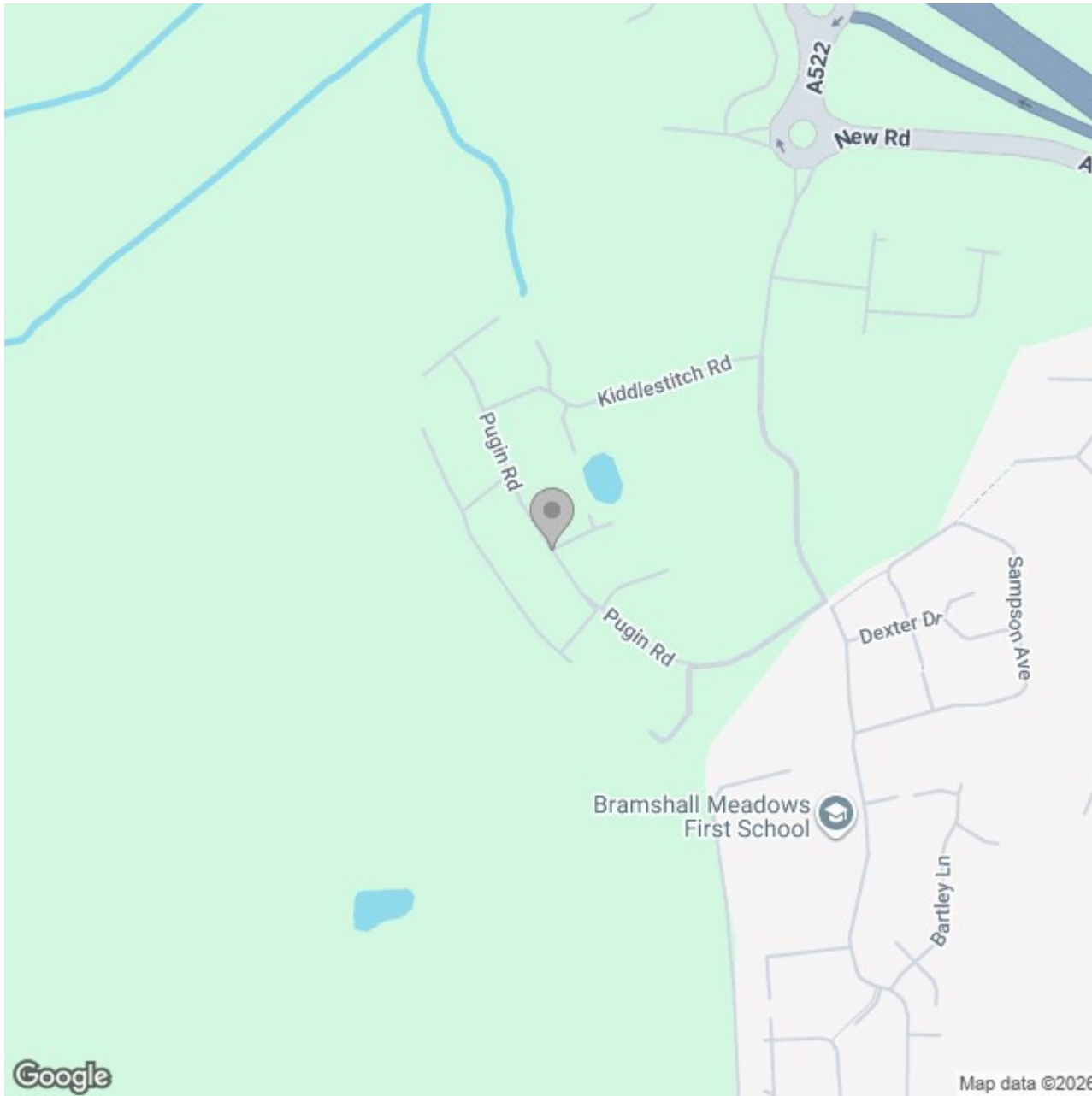
Floor 1



(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.

GIRAFFE360



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>100+</b>	<b>100+</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	