







A well-presented two-bedroom semi-detached home positioned within a quiet cul-de-sac setting, offering off-street parking, a detached garage, and a private rear garden. The property benefits from a spacious lounge diner, a fitted kitchen, and a conservatory to the rear, creating additional versatile living space. To the first floor are two bedrooms and a family bathroom, making this an ideal purchase for first-time buyers, down-sizers, or investors alike.



## Accommodation

### Ground Floor

The accommodation is entered via a front entrance door into a welcoming hallway, with stairs rising to the first floor and access through to the main living areas.

The lounge diner is a generous open-plan space, offering ample room for both seating and dining furniture, with a central feature fireplace creating a focal point. Sliding doors to the rear provide direct access into the conservatory, allowing natural light to flow through the space.

The kitchen is fitted with a range of wall and base units with preparation work surfaces over, incorporating an inset sink, hob with extractor above, and oven below. There is space for additional appliances including a washing machine and fridge freezer, along with a window overlooking the front elevation.

To the rear, the conservatory provides a versatile additional reception space, ideal for dining or seating, with French doors opening out onto the garden.

### First Floor

The first-floor landing provides access to two bedrooms and the family bathroom.

The master bedroom is a well-proportioned double room, benefitting from a rear facing window allowing for plenty of natural light.



The second bedroom is a further good-sized room, suitable for use as a guest bedroom, nursery, or home office.

The family bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin, and low-level WC, with tiled walls surrounding.

### Outside

To the front, the property is set within a cul-de-sac and







benefits from a driveway providing off-street parking, along with access to a detached garage. There is also a small fore garden with established planting.

The rear garden is enclosed by timber fencing and features a patio area ideal for outdoor seating, with the remainder laid to lawn and bordered by a variety of plants and shrubs.









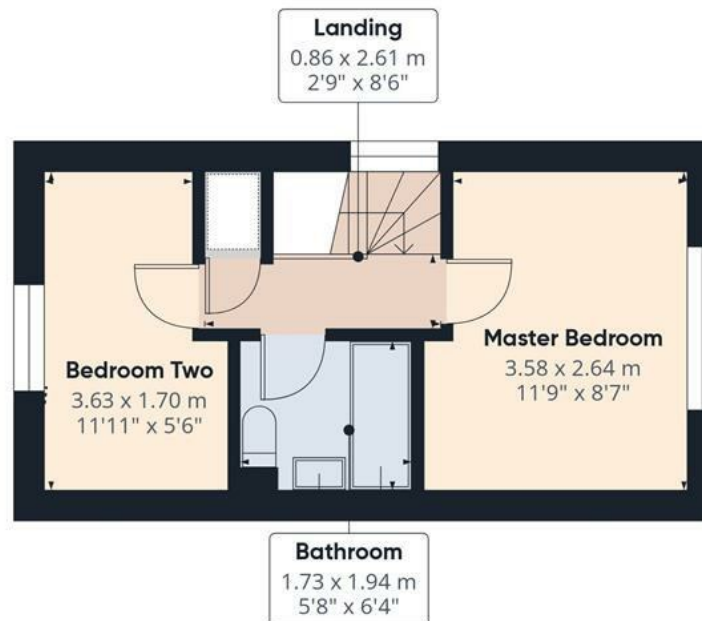








Floor 0



Floor 1



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

53.6 m<sup>2</sup>

578 ft<sup>2</sup>

**Reduced headroom**

0.1 m<sup>2</sup>

1 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

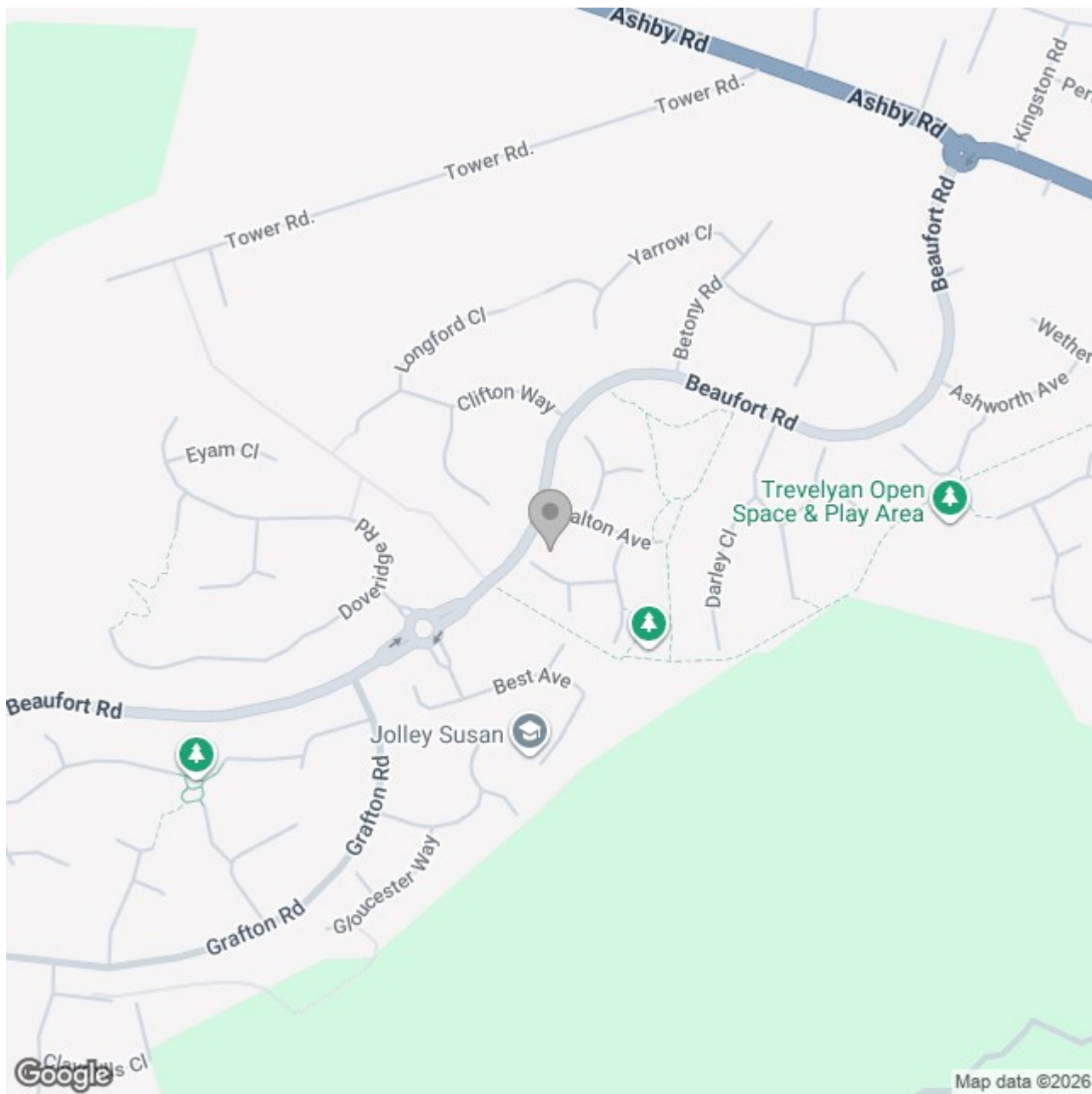
..... Below 1.5 m/5 ft

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) <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  |           |