





A superbly spacious and fully refurbished family home, positioned in an elevated setting on a popular residential road. Finished to a high standard throughout, the property features a modern fitted kitchen with integrated appliances, a stylish family bathroom, and a generous open-plan lounge/diner with patio doors opening onto a tiered rear garden—perfect for entertaining and everyday living.

To the first floor are three well-proportioned bedrooms, offering comfortable accommodation for families or those needing additional space. Further benefits include a garage and driveway, providing ample off-road parking. This impressive home combines contemporary finishes with practical living space, making it an ideal choice for a wide range of buyers.



## Porch

Entrance porch featuring a uPVC double glazed window to the front elevation and a uPVC double glazed entrance door. Finished with tiled flooring and providing access via an internal composite door to:

## Lounge/Diner

A spacious open-plan living and dining area, ideal for both relaxing and entertaining. The room benefits from two central heating radiators, TV aerial point, and a feature electric fireplace with surround. Sliding uPVC double glazed patio doors open directly onto the rear garden, allowing for plenty of natural light. Stairs rise to the first-floor landing, and an internal door leads through to the kitchen.

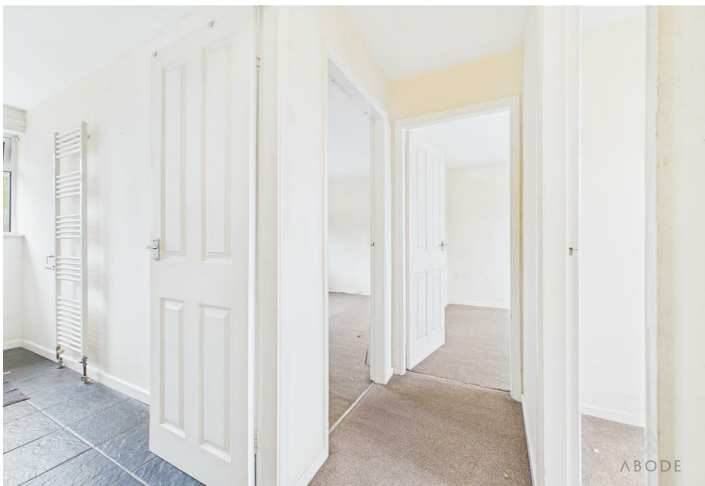
## Kitchen

Fitted with a range of matching base and eye-level units, drawers, and roll-top work preparation surfaces. Features include a stainless steel sink with drainer and mixer tap, gas hob with stainless steel extractor hood, oven/grill, and integrated fridge and freezer. There is also plumbing for under-counter appliances. A uPVC double glazed window overlooks the rear, with an additional window to the side elevation, alongside a side access door. Finished with a central heating radiator.

## Landing

Providing access to the loft via hatch and a useful storage cupboard with hanging rail. Internal doors lead to:







### Bedroom One

A generously sized double bedroom with a uPVC double glazed window to the rear elevation, central heating radiator, telephone point, and TV point.

### Bedroom Two

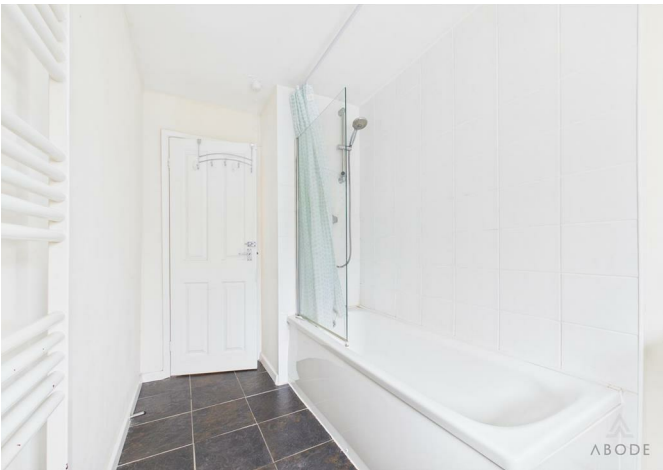
With a uPVC double glazed window to the front elevation, central heating radiator, and telephone point.

### Bedroom Three

Featuring a uPVC double glazed window to the front elevation, central heating radiator, and a useful over-stairs storage area.

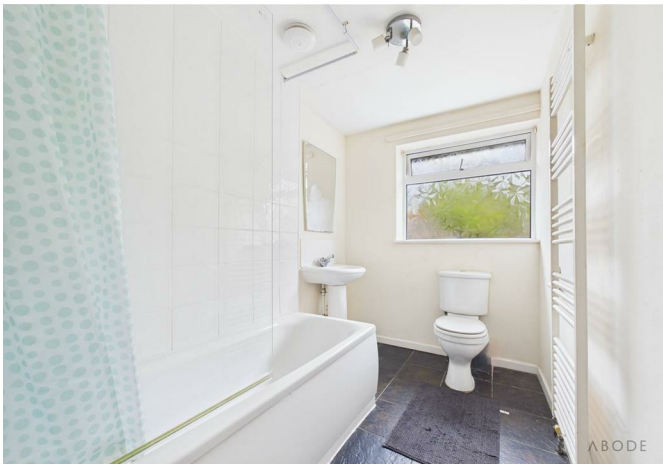
### Family Bathroom

Appointed with a three-piece suite comprising a low-level WC, wash hand basin with mixer tap, and panelled bath with shower over and glass screen. Complemented by tiled wall coverings, a heated towel radiator, extractor fan, and a frosted uPVC double glazed window to the rear elevation.



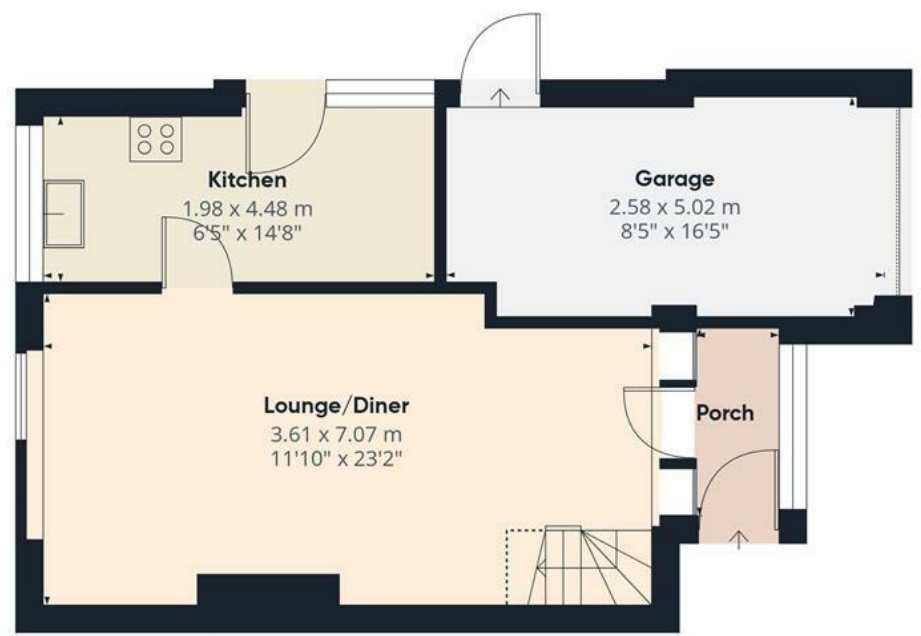
### Garage

With an up and over door to the front elevation housing the gas meter, electrical consumer unit, electric meter and a central heating combination gas boiler with workspace and space under for freestanding white goods

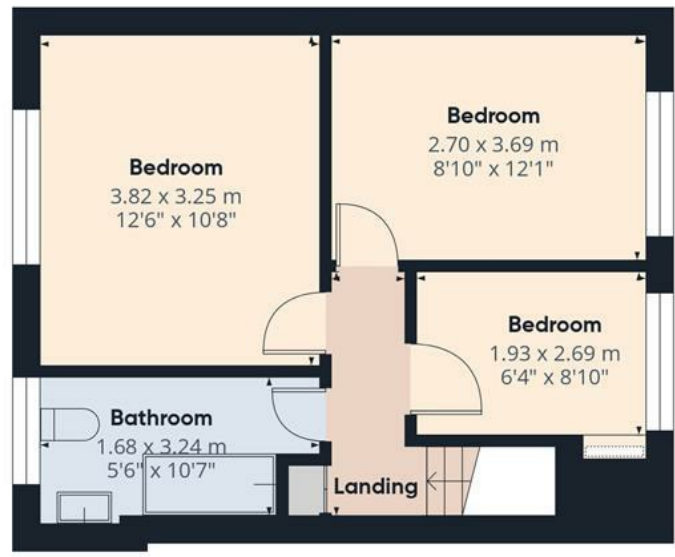








Floor 0



Floor 1



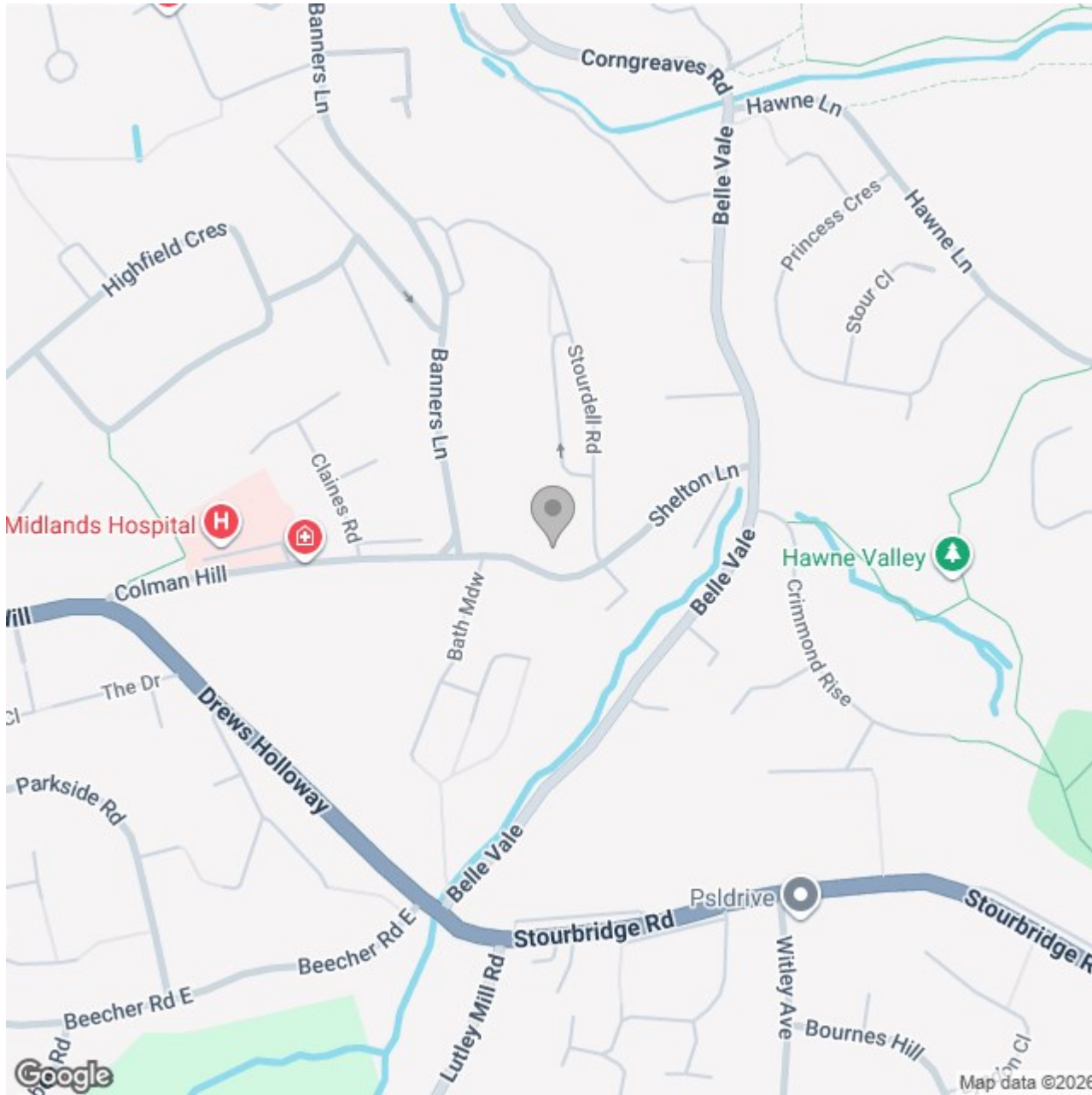
**Approximate total area<sup>(1)</sup>**  
85.2 m<sup>2</sup>  
917 ft<sup>2</sup>

**Reduced headroom**  
0.7 m<sup>2</sup>  
7 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.



## Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               | <b>81</b> |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            | <b>55</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  |           |