





A beautifully presented and thoughtfully extended three-bedroom semi-detached home, located within the highly regarded Brizlincote Valley. This property has been significantly improved by the current owners and finished to a high standard throughout, offering a superb blend of modern open-plan living and well-proportioned accommodation. With extensive off-street parking via a block-paved driveway and a landscaped rear garden designed for low maintenance enjoyment, this is a turnkey home ideally suited to a range of buyers.



Accommodation

Ground Floor

The accommodation begins with a welcoming entrance hallway, finished with contemporary flooring and neutral décor, setting the tone for the rest of the home. From here, access is provided to a useful ground floor WC and into the main living areas.

The home has been transformed to create a stunning open-plan kitchen diner, which forms the heart of the home. This space has been finished to an excellent standard, featuring a range of modern units, integrated appliances, ample work surface space, and a breakfast bar seating area. The room comfortably accommodates a full dining suite and benefits from recessed spotlighting and a clean, contemporary finish throughout.

Flowing seamlessly from the dining area is the extended living space, which is bright and spacious, enhanced by roof lights and large bi-folding doors opening directly onto the rear garden. This creates a fantastic indoor-outdoor connection, ideal for both everyday living and entertaining.

First Floor

To the first floor, the landing provides access to three well-proportioned bedrooms and a modern shower room.

The main bedroom is a generous double room, beautifully presented with ample space for



additional furniture. Bedroom two is another good-sized double having fitted wardrobes, while bedroom three offers versatility as a single bedroom, nursery, or home office.

The shower room has been finished to a high specification, featuring contemporary tiling, a walk-in shower, wash hand basin, and WC, all presented in excellent condition.

Outside

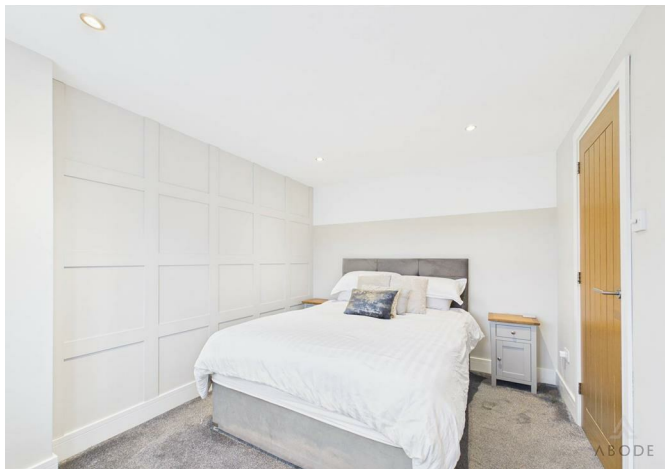


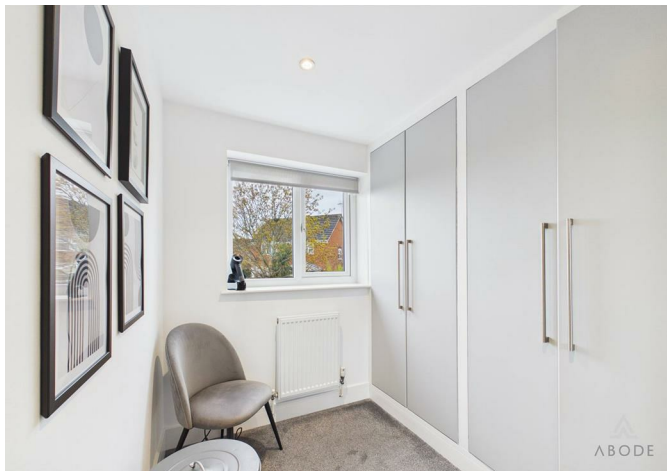




To the front and side, the property benefits from extensive off-street parking via a large block-paved driveway, providing ample space for multiple vehicles.

The rear garden has been landscaped to a high standard and designed with low maintenance in mind. It features a generous paved patio area, artificial lawn sections, and a raised decking seating area with pergola, creating multiple spaces for outdoor dining and relaxation. The garden is fully enclosed, offering a private and well-presented outdoor environment.

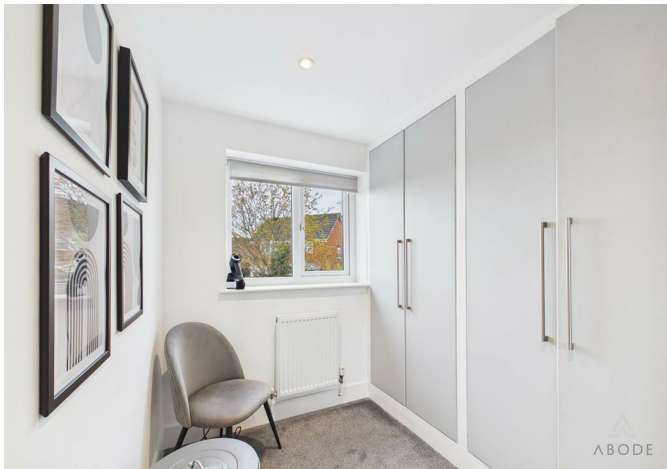


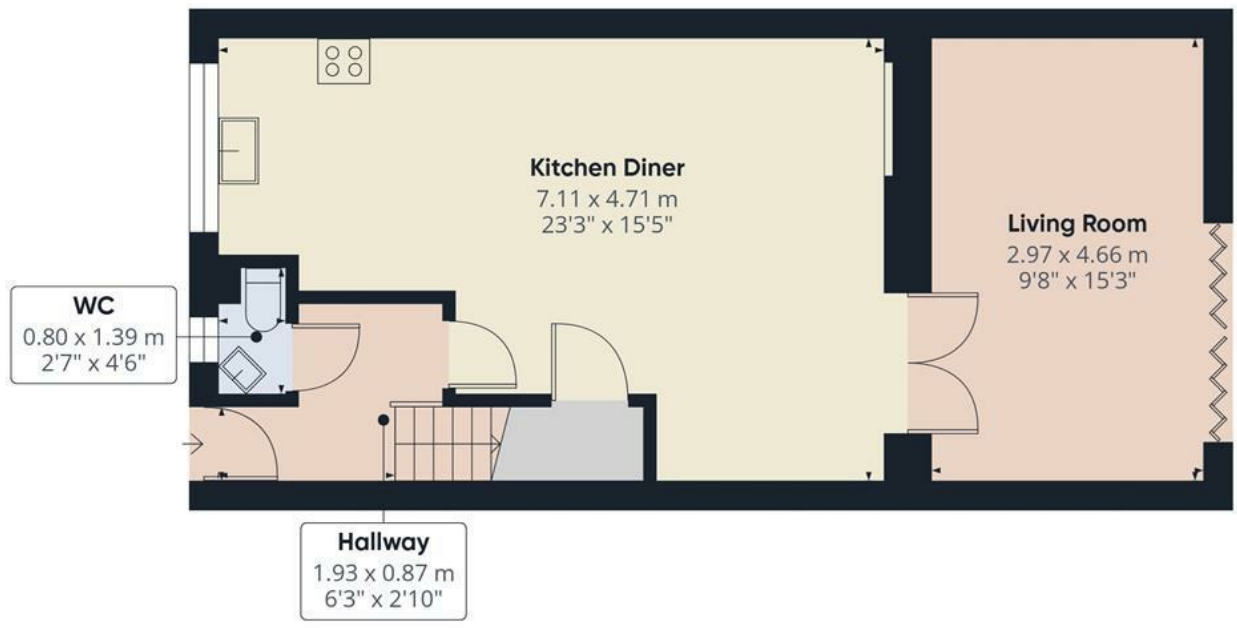




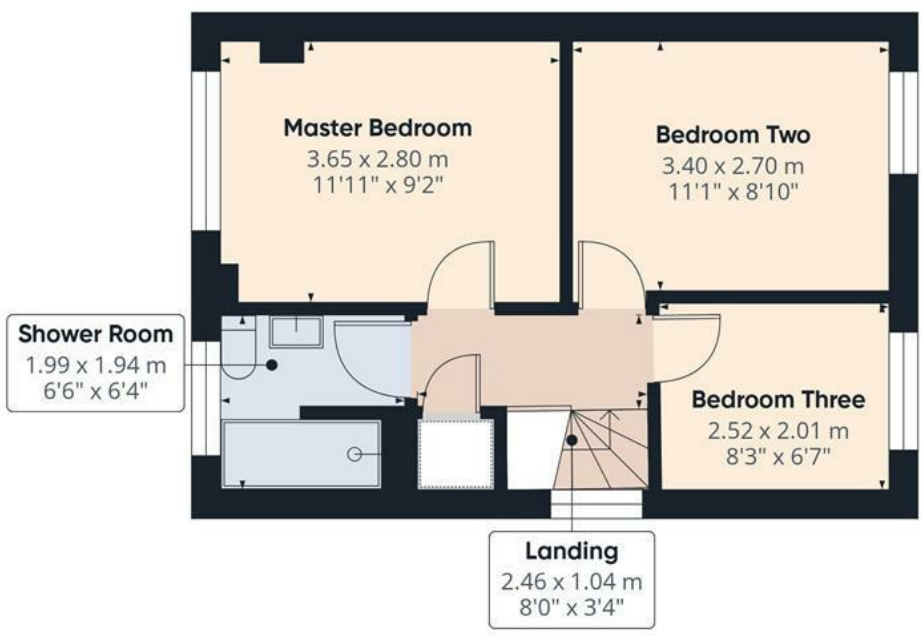








Floor 0



Floor 1

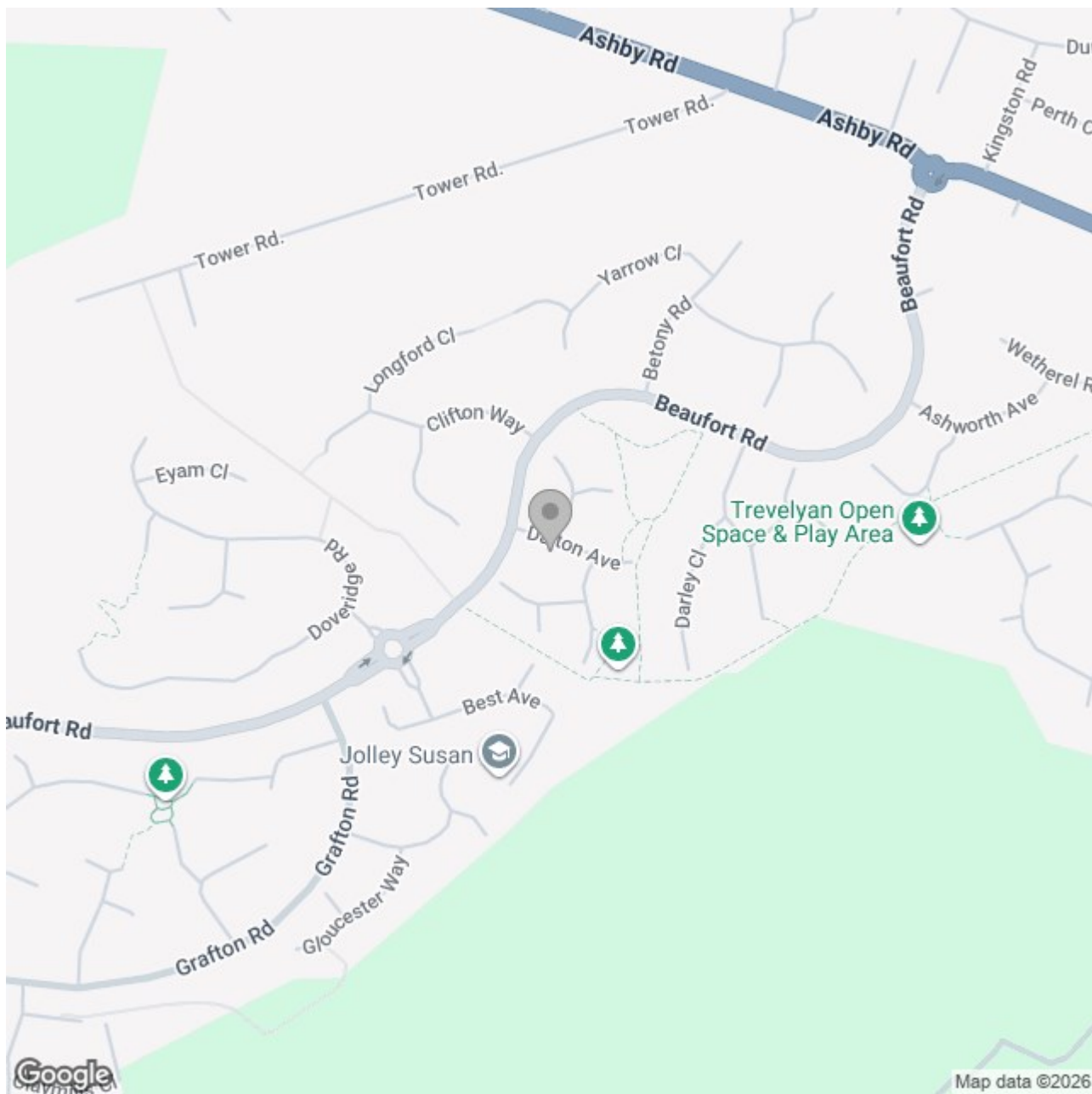


Approximate total area⁽¹⁾
77.8 m²
839 ft²

(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) A		
(81-91) B		
(69-80) C		
(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 	