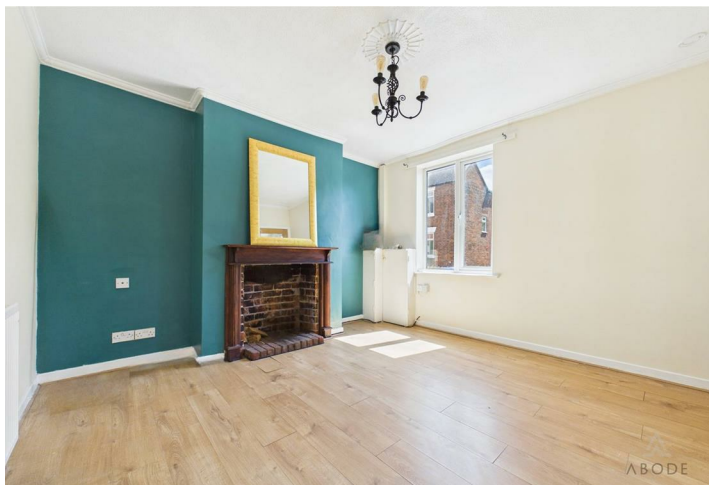






This well-presented three-bedroom family home is situated within a secluded position and offers spacious accommodation throughout, making it an ideal purchase for first-time buyers, families, or investors alike. The property briefly comprises a welcoming entrance hallway, comfortable lounge with feature fireplace, fitted kitchen/diner, modern ground floor shower room, and a bright conservatory overlooking the rear garden. To the first floor are three well-proportioned bedrooms.

Further benefits include off-road parking to the front elevation, a generously sized rear garden, double glazing, and central heating throughout. Offered to the market with no upward chain, this property presents an excellent opportunity for buyers seeking a home in a quiet yet convenient location.



Hallway

Accessed via a composite front door, with staircase rising to the first floor landing and glazed oak veneer doors leading into the principal reception rooms.

Lounge

A well-presented reception room featuring a UPVC double glazed window to the front elevation, central heating radiator, telephone point, and attractive fireplace with timber mantle and surround.

Kitchen/Diner

Fitted with a range of matching wall and base units with complementary work surfaces incorporating a one and a half bowl stainless steel sink and drainer with mixer tap. Integrated appliances include a stainless steel gas hob with extractor hood, oven and grill. There is plumbing and space for freestanding white goods, useful understairs storage cupboard, central heating boiler, and UPVC double glazed windows to the rear and side elevations.

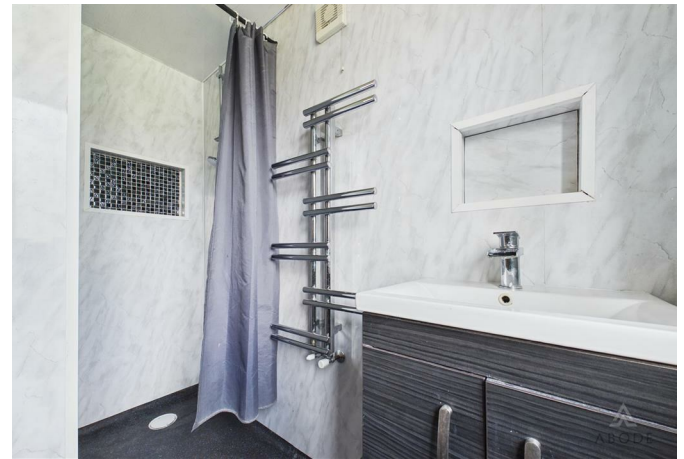
Rear Hall

With central heating radiator, smoke alarm, and access to the shower room and conservatory.

Shower Room

Comprising a modern three-piece suite featuring a low-level WC, vanity wash hand basin with mixer tap, and shower cubicle with shower over. Finished with PVC wall boarding, chrome heated towel radiator, extractor fan, spotlights to ceiling, and a frosted UPVC double glazed window to the rear elevation.







Conservatory

A bright additional reception space with UPVC double glazed windows and French doors opening onto the rear garden.

Landing

With loft access via hatch, smoke alarm, and doors leading to all bedrooms.

Bedroom One

With UPVC double glazed window to the front elevation, central heating radiator, telephone point, and useful overstairs storage cupboard.

Bedroom Two

With UPVC double glazed window to the rear elevation and central heating radiator

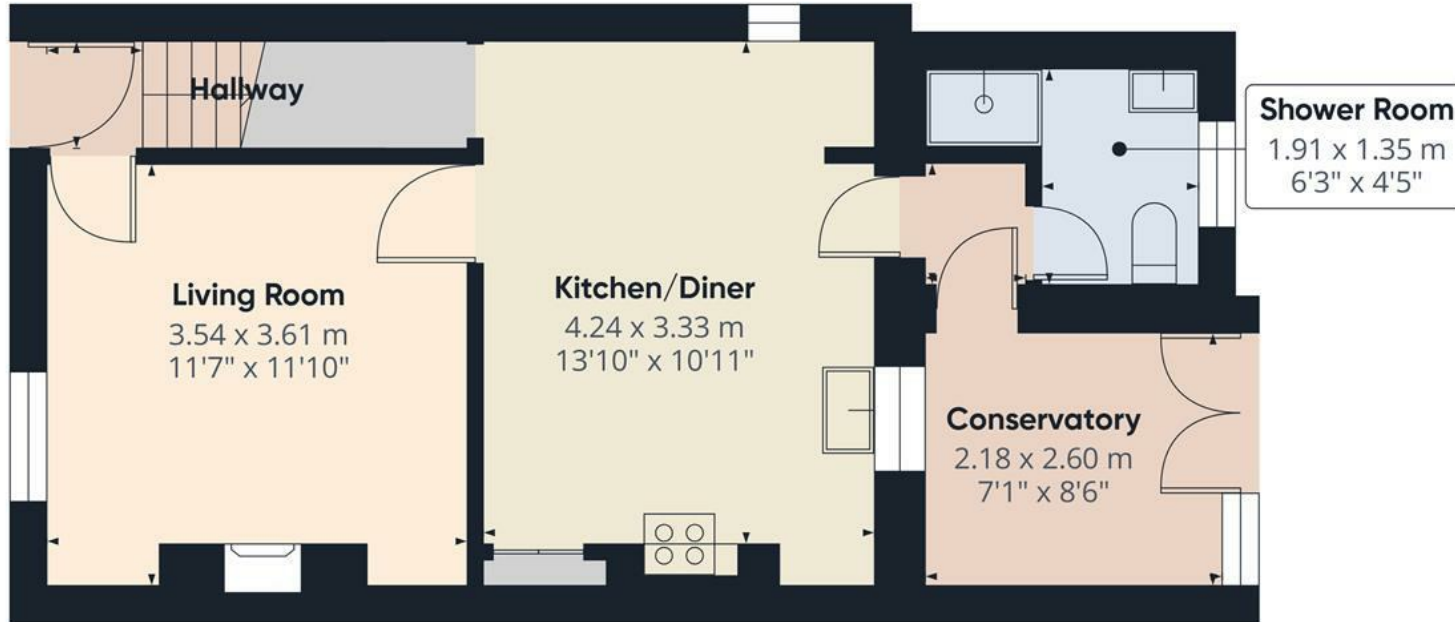
Bedroom Three

With UPVC double glazed window to the rear elevation and central heating radiator.

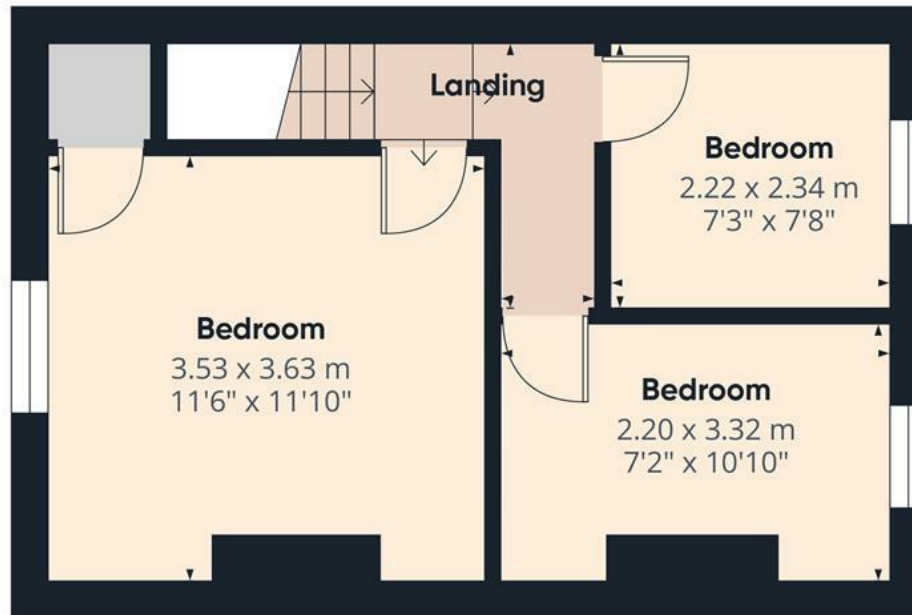








Floor 0



Floor 1



Approximate total area⁽¹⁾

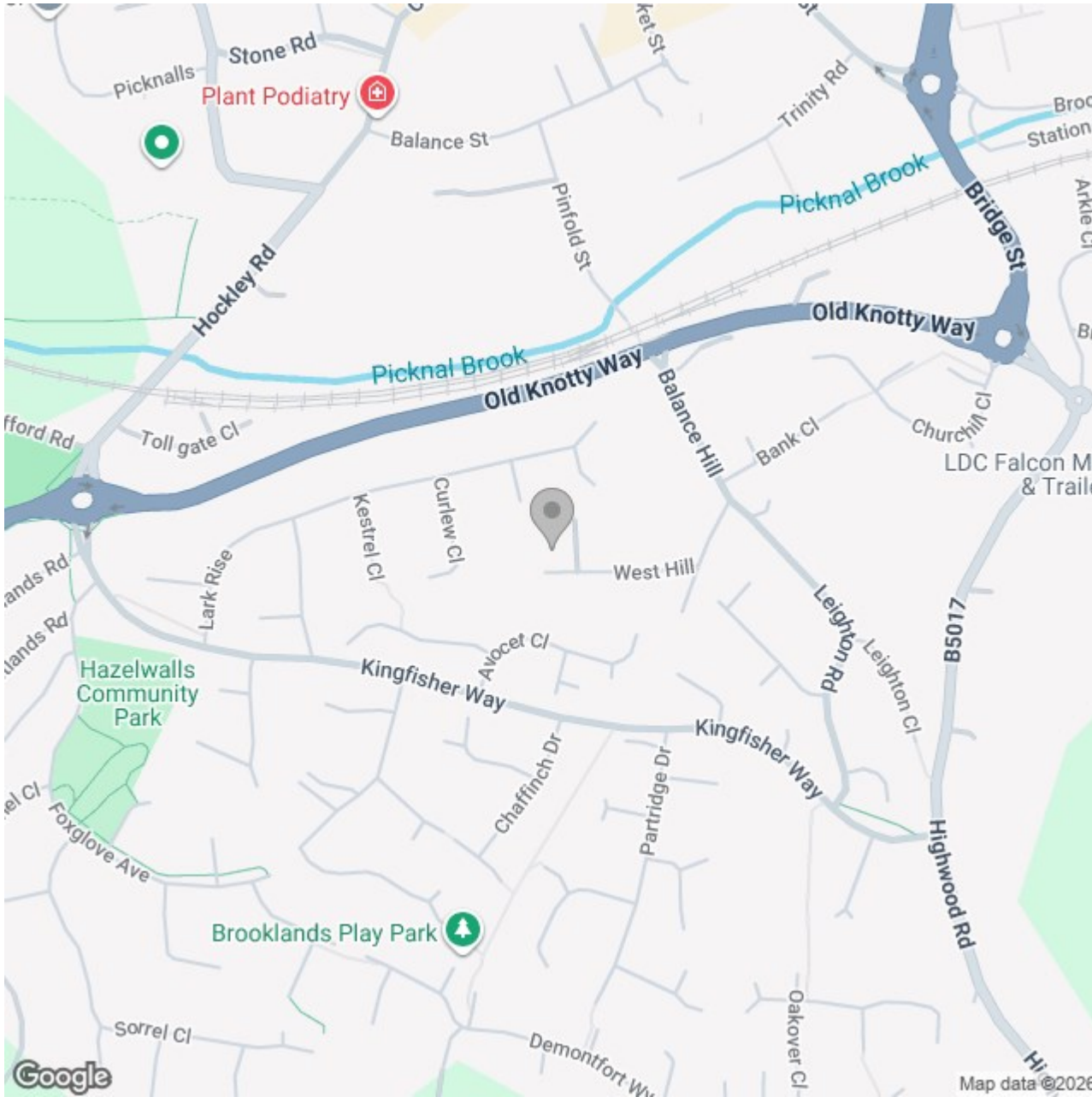
68.6 m²

738 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		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	