





A three-bedroom semi-detached home within a well-established residential location. Offering substantial off-street parking, a large living room, conservatory and a rear garden, this property presents an excellent opportunity for buyers looking to modernise and personalise a home to their own taste. Positioned conveniently for local amenities, schools and transport links, the property also benefits from a covered side passage providing useful sheltered storage and access to the rear garden.



## Accommodation

The accommodation begins via the entrance hallway with doors leading into the principal living accommodation. The living room is particularly generous in size, offering ample space for both seating and dining furniture. A feature fireplace creates a focal point within the room, whilst windows to the front elevation and an opening towards the rear allow plenty of natural light throughout the space. Stairs rise from the living room to the first floor accommodation.

To the rear elevation is the fitted kitchen, comprising a range of matching wall and base mounted units with preparation work surfaces over, integrated oven, gas hob with extractor above, inset sink and drainer and space for additional appliances. The kitchen provides direct access into the conservatory.

The conservatory overlooks the rear garden and offers further versatile reception space with French doors leading out onto the patio, making it an ideal additional sitting area or dining space.

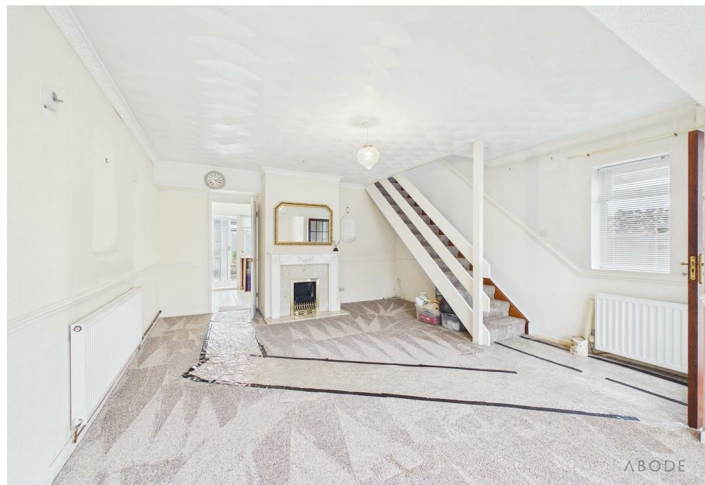
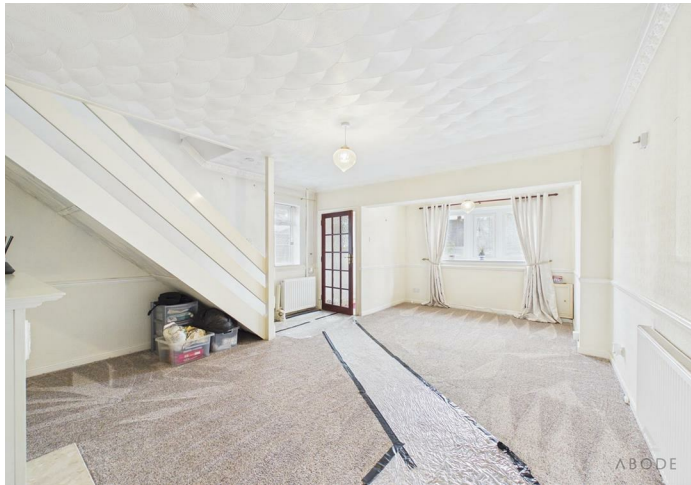
The first floor landing leads to three bedrooms and the shower room. The master bedroom is positioned to the rear elevation and benefits from fitted wardrobes. Bedroom two is another well-proportioned double bedroom with a window to the front elevation, whilst bedroom three provides an ideal single bedroom, nursery or home office space.

The shower room comprises a walk-in shower area, low-level WC and wash hand basin.



Externally, the property offers a substantial driveway to the front elevation providing ample off-street parking. The rear garden features patio seating areas, gravelled sections and a variety of mature shrubs and planted borders, offering excellent potential for landscaping and improvement. A covered side passage runs alongside the property, providing sheltered access and useful storage space.











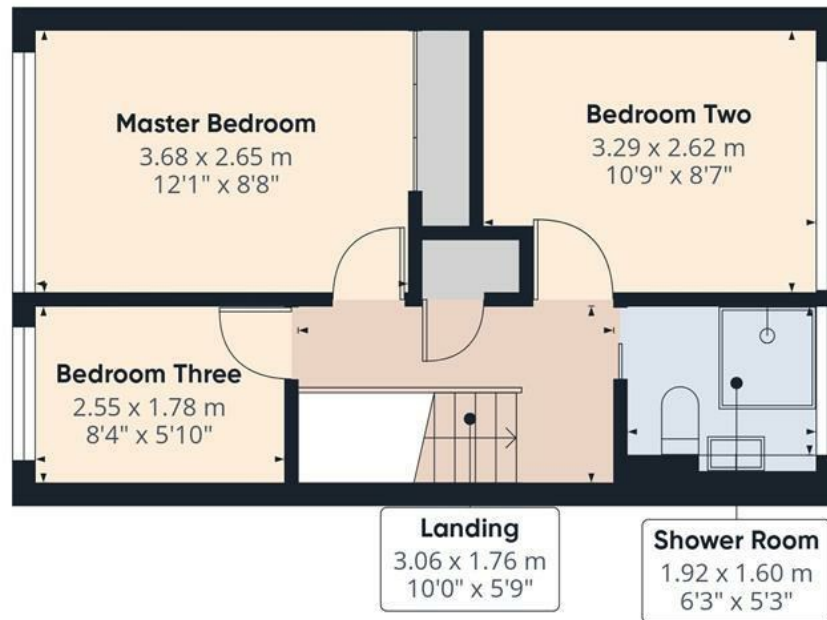








Floor 0



Floor 1

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

80.6 m<sup>2</sup>

866 ft<sup>2</sup>

**Reduced headroom**

1.4 m<sup>2</sup>

15 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

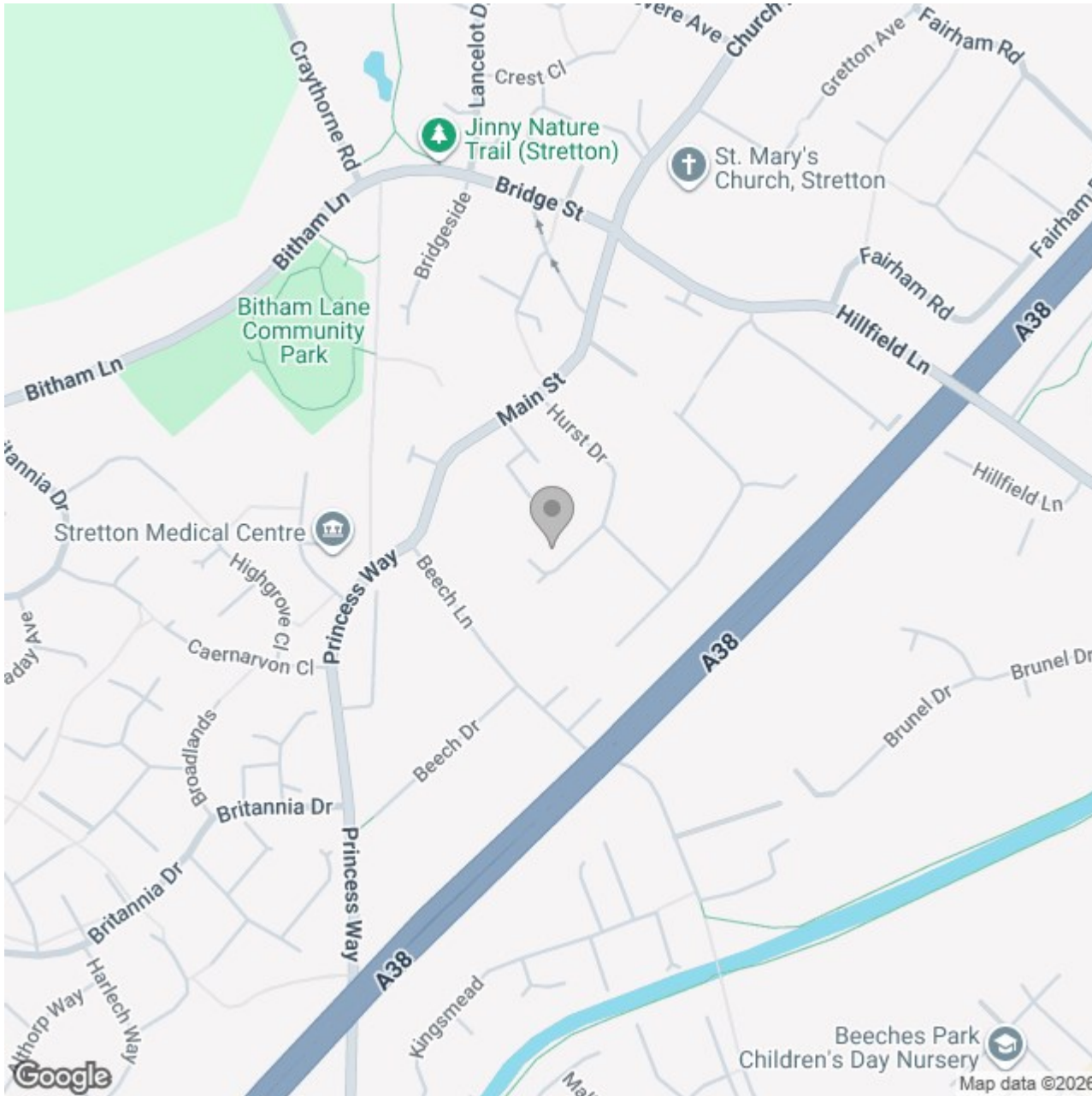
----- Below 1.5 m/5 ft

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	