





Occupying a substantial plot and offering an impressive rear garden together with ample off-street parking and a detached garage, this well-presented three-bedroom character cottage provides deceptively spacious accommodation arranged over two floors. The property benefits from two generous reception rooms, a fitted breakfast kitchen, a ground floor family bathroom and two well-proportioned bedrooms with the third accessed through the master bedroom. Outside, the home enjoys a long-established rear garden together with a further gravelled area offering a variety of potential uses, whilst a shared access driveway leads to private parking and the garage. Viewing is highly recommended to appreciate the space on offer both inside and out.



Accommodation

Ground Floor

The accommodation is entered via a front entrance door leading into the entrance hallway, where stairs rise to the first floor and doors lead to the principal reception rooms.

The living room is positioned to the front elevation and offers a well-proportioned space for sofas and living room furniture. A feature fireplace provides a focal point to the room, whilst French doors open directly onto the rear garden, allowing plenty of natural light and creating an excellent connection between the indoor and outdoor space.

The separate dining room is another generously sized reception room with ample space for a family dining table and additional furniture, making it ideal for both everyday dining and entertaining.

The breakfast kitchen is fitted with a range of matching wall and base units with preparation work surfaces over, incorporating a sink with drainer, integrated oven, gas hob and space for further appliances. The room also provides space for informal dining and benefits from windows overlooking the garden together with a door providing external access.

Completing the ground floor is the family bathroom, fitted with a three-piece suite comprising a corner bath with shower attachment, wash hand basin and low-level WC. The bathroom is complemented by tiled walls and a window to the rear elevation.

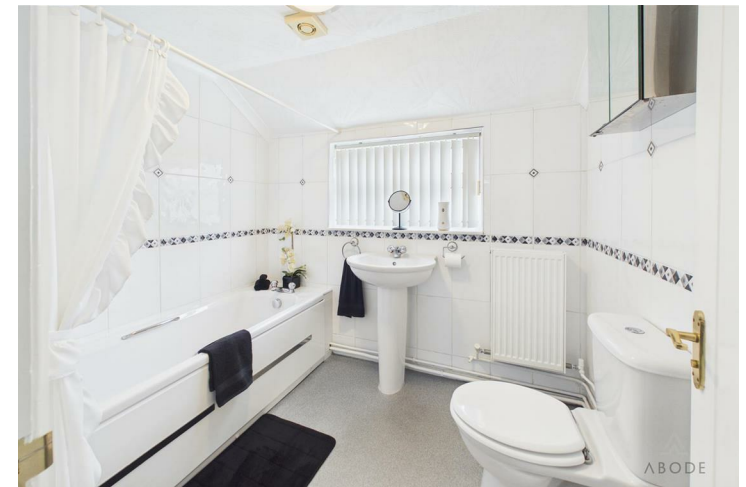


First Floor

The first-floor landing provides access to three bedrooms.

The principal bedroom is a particularly spacious double room with a window overlooking the rear garden and ample space for a full range of bedroom furniture.

Bedroom two is another comfortable double bedroom enjoying views to the front elevation.







Bedroom three is accessed through bedroom two and is a single bedroom which would also lend itself well to use as a nursery, dressing room or home office depending on a purchaser's requirements.

Outside

To the front elevation, the property is set back behind a low-maintenance frontage enclosed by decorative fencing.

A shared side driveway provides access to the rear of the property, where there is off-street parking and a detached garage.

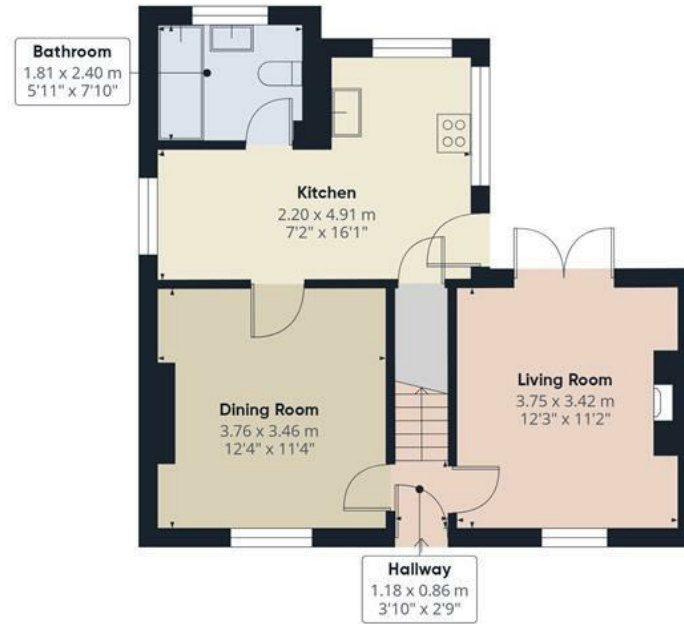
The rear garden is a particular feature of the home, offering a generous lawned section with established borders, planted beds and patio areas ideal for outdoor seating and entertaining. Beyond this lies a substantial gravelled area together with a greenhouse and further garden space, providing excellent versatility for those requiring additional storage, gardening opportunities or recreational use. The gardens are enclosed and enjoy a good degree of privacy, creating an attractive outdoor environment for families and keen gardeners alike.



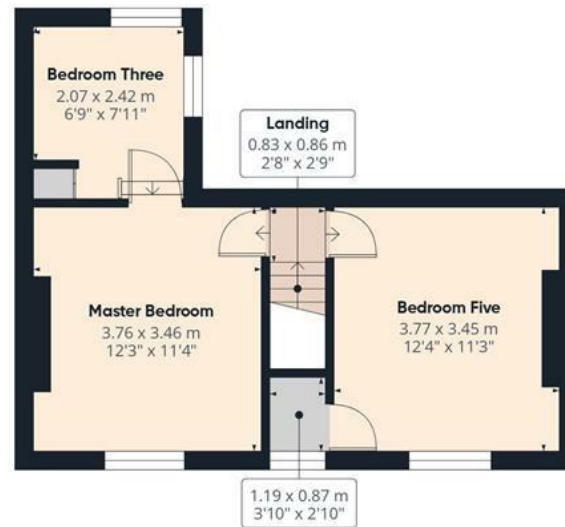








Floor 0



Floor 1



Approximate total area⁽¹⁾

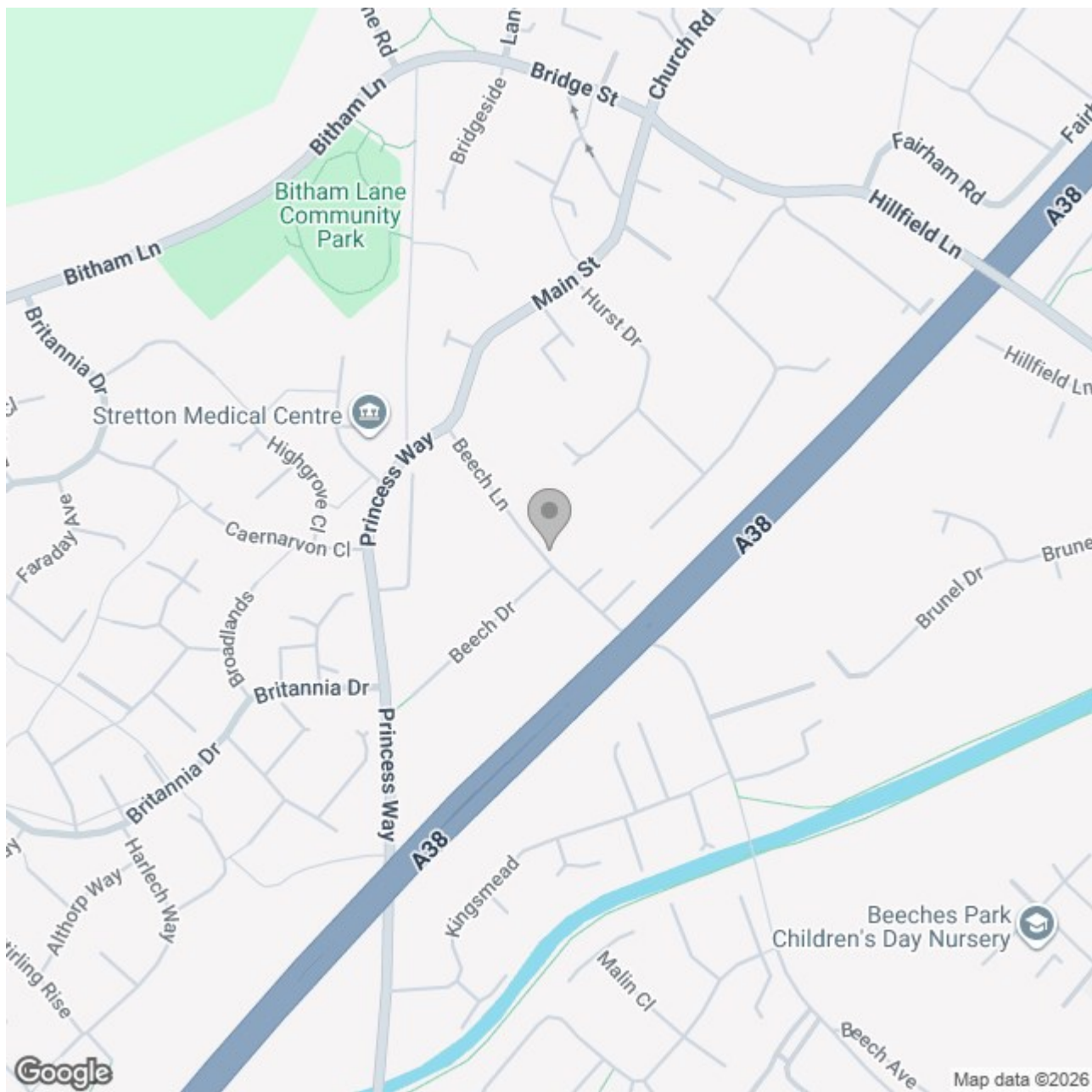
80.6 m²

869 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.

GIRAFFE 360



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 	