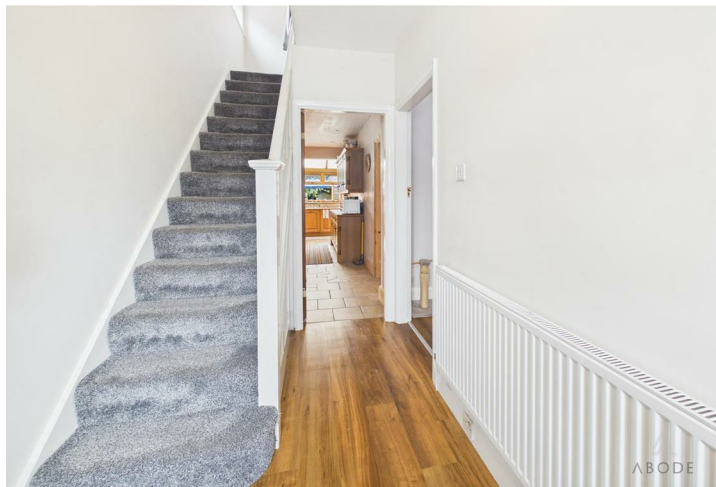






A traditional bay-fronted, three-bedroom semi-detached home offering generous living accommodation, extensive off-road parking and an exceptionally long rear garden. With two reception rooms, a spacious conservatory, this is a superb family home with plenty of scope to make it your own.



Accommodation

THE PROPERTY

Set back from the road behind a generous frontage and substantial driveway, this characterful semi-detached property offers well-proportioned accommodation arranged across two floors.

An enclosed entrance porch opens into a welcoming hallway, where attractive stained-glass detailing and a traditional staircase give an immediate sense of character.

The living room is positioned at the front of the home and enjoys plenty of natural light through a broad bay window. A substantial exposed-brick fireplace with inset stove creates a warm focal point, while the room's proportions provide ample space for a comfortable range of furniture.

Alongside is a separate dining room, ideal for family meals and entertaining. Double doors connect the room with both the living room and conservatory, creating a flexible flow through the principal living spaces.

The kitchen is fitted with an extensive range of timber-fronted cabinetry, work surfaces and appliance space. It leads directly into the impressive conservatory, which provides an additional sitting area overlooking the garden. With glazed doors opening onto the patio, this is a particularly enjoyable space during the warmer months.

To the first floor, the landing gives access to three

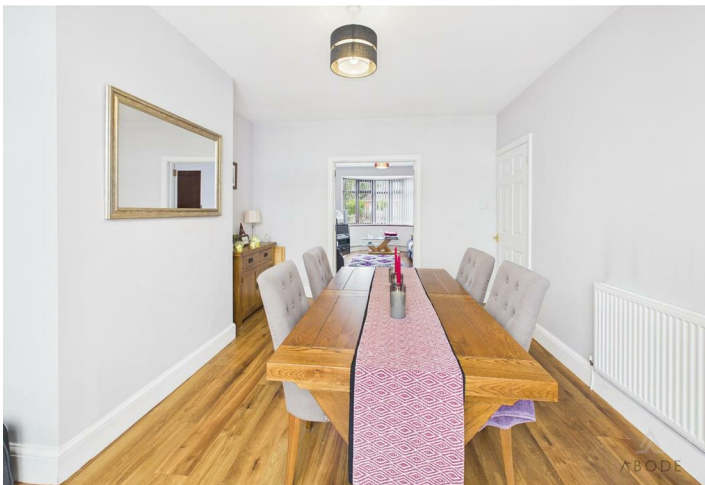


bedrooms and the family bathroom. The principal bedroom and second bedroom are both generous doubles, while the third makes an ideal child's bedroom, nursery or dedicated home office.

The bathroom is fitted with a modern white suite comprising a panelled bath, separate glazed shower enclosure, wash basin and WC, complemented by contemporary tiling.

OUTSIDE



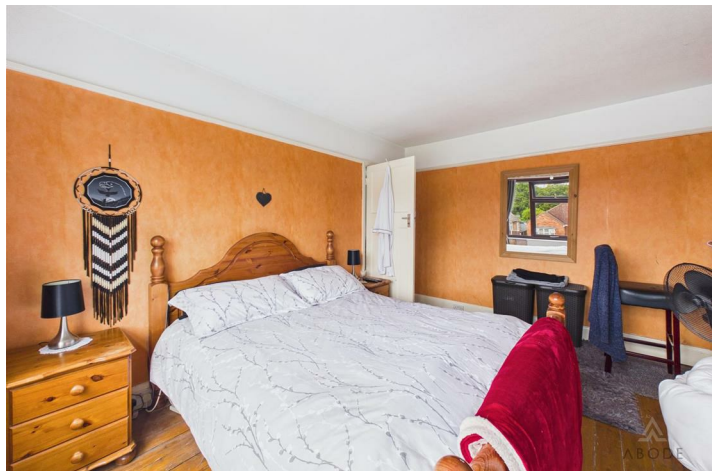




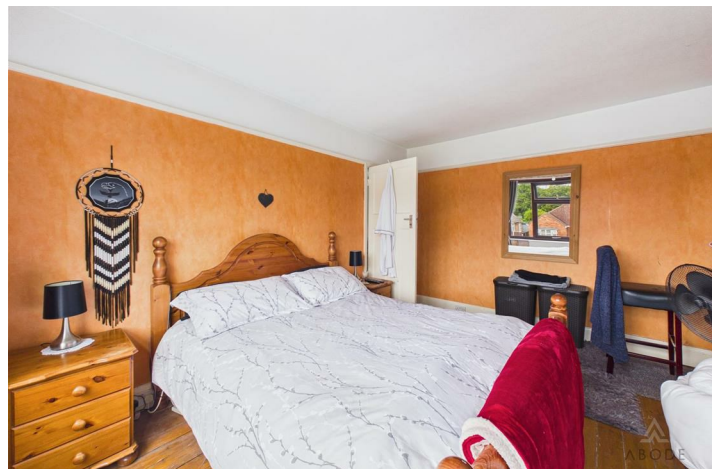
The property benefits from extensive off-road parking to the front, accompanied by a lawned garden and established planting.

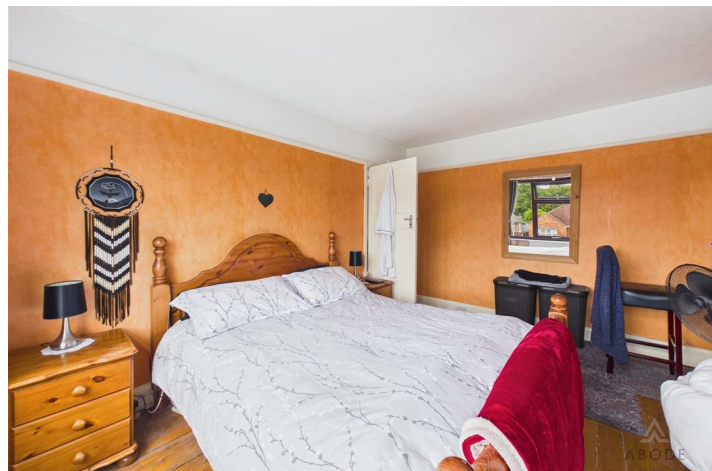
The rear garden is a standout feature of the home. Exceptionally long and enclosed by timber fencing, it includes a paved seating terrace immediately behind the property, a substantial lawn and a more natural, tree-lined section towards the far boundary. A timber garden shed provides useful storage.

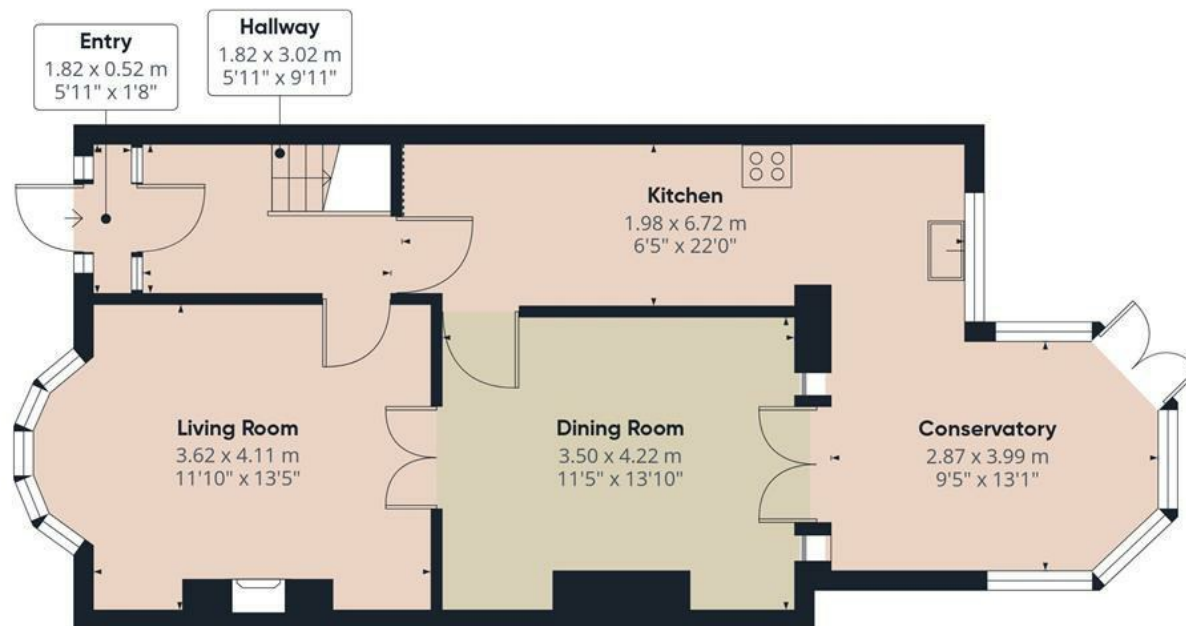




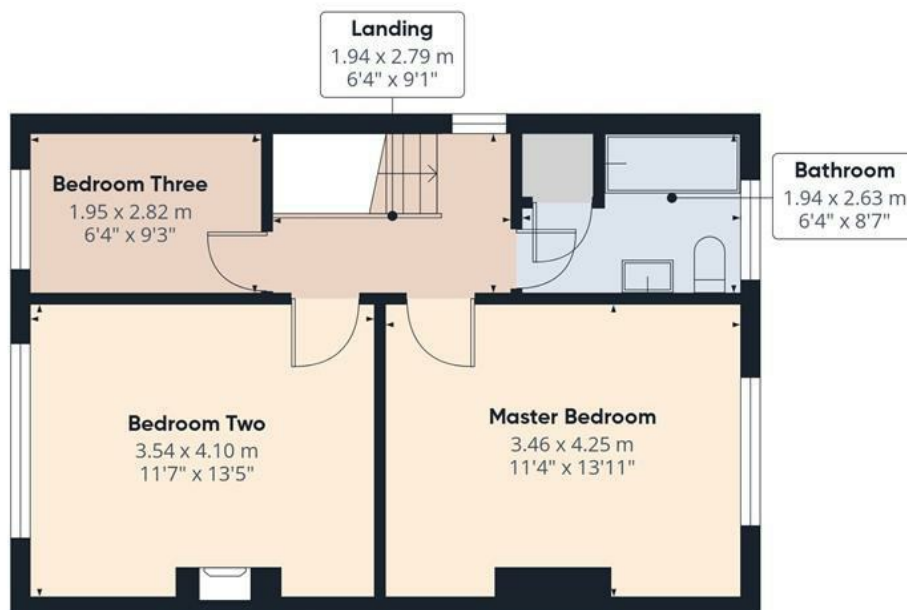








Floor 0



Floor 1



Approximate total area⁽¹⁾

105.2 m²

1133 ft²

Reduced headroom

0.1 m²

1 ft²

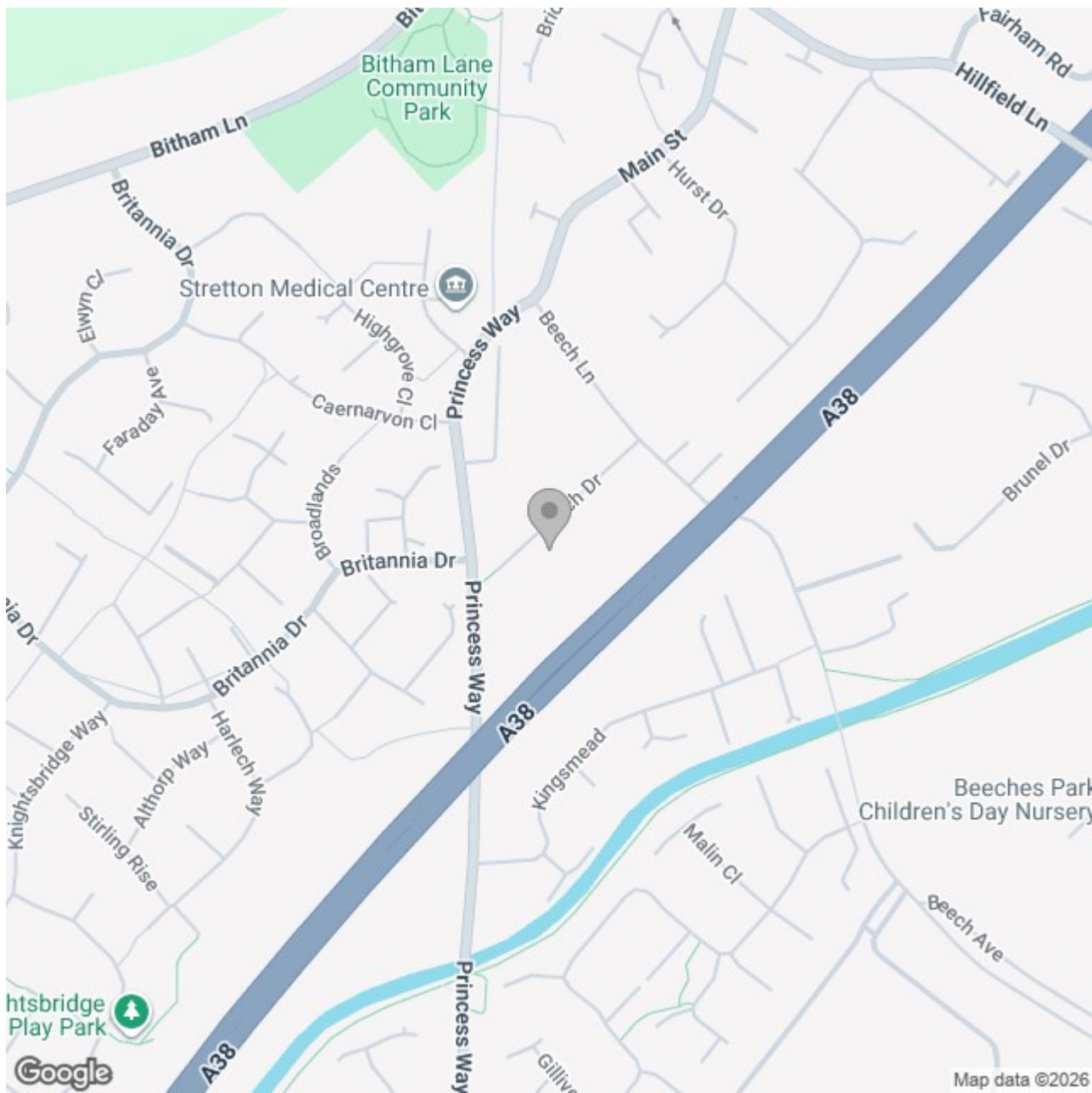
(1) Excluding balconies and terraces

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) 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 	