





This well-proportioned three-bedroom property offers versatile accommodation arranged over two floors, with a particularly appealing open-plan dining kitchen and a range of useful additional storage facilities.

The ground floor comprises an entrance porch, hallway, comfortable lounge and a refitted open-plan dining kitchen featuring a breakfast bar, extensive storage, cooking facilities and access to the side porch. The side porch leads through to a range of former outbuildings, providing three separate areas of useful storage and additional external access.

To the first floor are three well-proportioned bedrooms, with the second bedroom benefiting from built-in storage, together with a family bathroom and loft access.

The property combines practical family accommodation with excellent storage provision and flexible external spaces, making it an appealing option for families, first-time buyers or those seeking additional storage and workshop potential.



Porch

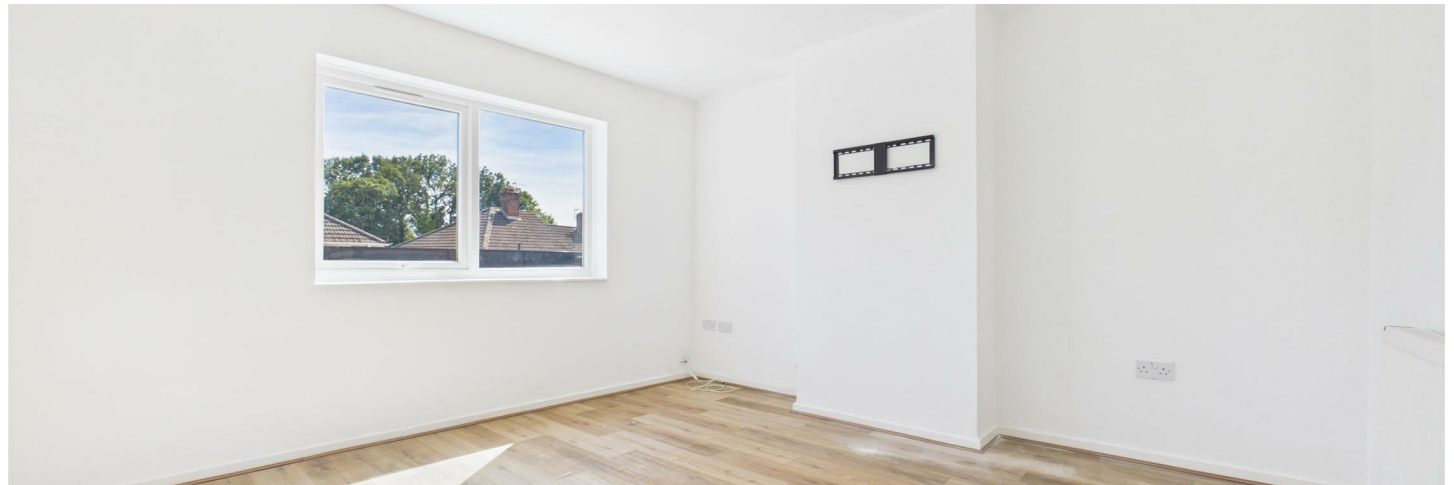
Accessed via a sliding UPVC double-glazed door to the front elevation, the porch provides a useful entrance area. A further composite door leads through to the entrance hallway.

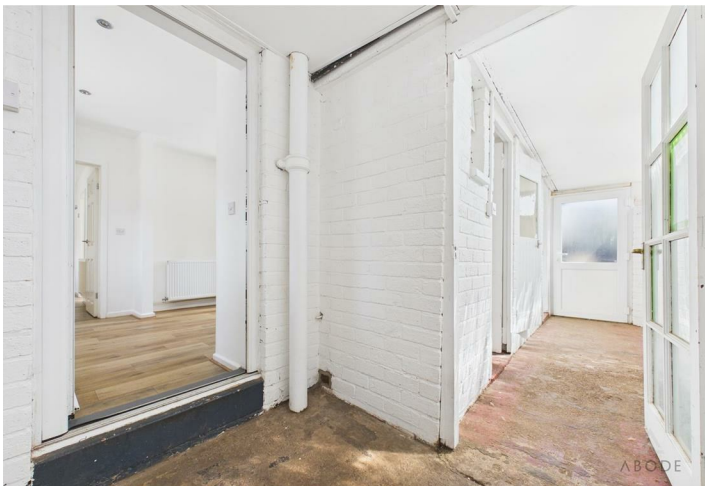
Entrance Hallway

The hallway features a UPVC double-glazed window to the front elevation, thermostat, central heating radiator and smoke alarm. A staircase rises to the first-floor landing, with internal doors providing access to the principal ground-floor accommodation.

Lounge

A well-proportioned reception room featuring UPVC double-glazed windows overlooking the rear elevation, providing a good level of natural light. Further benefits include a TV aerial point and central heating radiator.







Kitchen/Diner

The impressive open-plan dining kitchen features UPVC double-glazed windows to both the front and rear elevations, creating a bright and versatile living space.

The kitchen has been refitted with a comprehensive range of matching wall and base-level storage cupboards and drawers, complemented by drop-edge preparation work surfaces. Integrated cooking facilities include an oven and grill, four-ring hob and stainless-steel extractor hood, together with a breakfast bar providing a useful informal dining area.

Further features include a stainless-steel sink and drainer with mixer tap, space and plumbing for additional freestanding white goods, central heating radiator and ceiling spotlighting. The central heating gas boiler is housed within the kitchen, alongside a carbon monoxide detector.

A useful understairs storage cupboard houses the electric and gas meters. The kitchen also benefits from a further UPVC double-glazed window to the front elevation and an internal UPVC double-glazed frosted door leading through to the side porch.

Side Porch/Outbuildings

The side porch provides a door leading to the front elevation and access to an internal passageway leading through to a range of former outbuildings.

The former outbuildings provide excellent additional storage options, with three separate areas offering a variety of potential uses. To the rear is a UPVC double-glazed door providing further external access.



Landing

The first-floor landing features a UPVC double-glazed window to the front elevation, access to the loft space via a loft hatch and central heating radiator. Internal doors lead to all three bedrooms and the family bathroom.

Bedroom One

A well-proportioned principal bedroom featuring a UPVC double-glazed window overlooking the rear elevation, central heating radiator and TV aerial point.

Bedroom Two

A comfortable second bedroom featuring a UPVC double-glazed window to the rear elevation and central heating radiator. The room also benefits from a built-in storage cupboard with hanging rail.

Bedroom Three

Featuring a UPVC double-glazed window to the front elevation, central heating radiator, TV aerial point and telephone point.

Family Bathroom

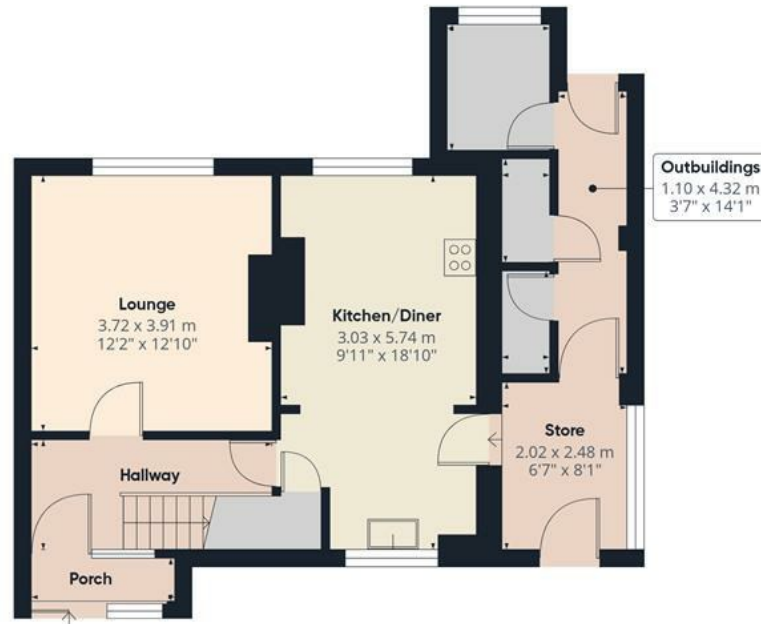
The family bathroom is fitted with a three-piece suite comprising a low-level WC with continental flush, wash hand basin with mixer tap and bath with electric shower over and glazed shower screen.

Further features include an extractor fan, ceiling spotlighting and chrome heated towel radiator. A UPVC double-glazed frosted window to the side elevation provides natural light and privacy.







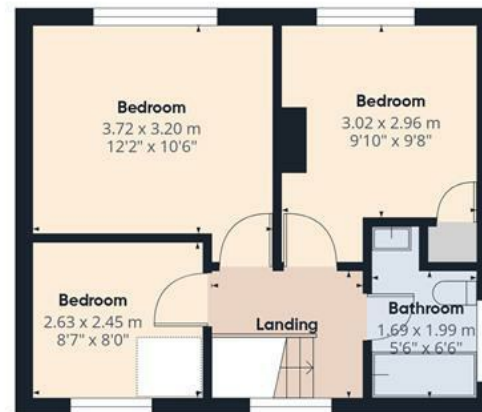


Floor 0

Approximate total area⁽¹⁾

89.5 m²

963 ft²



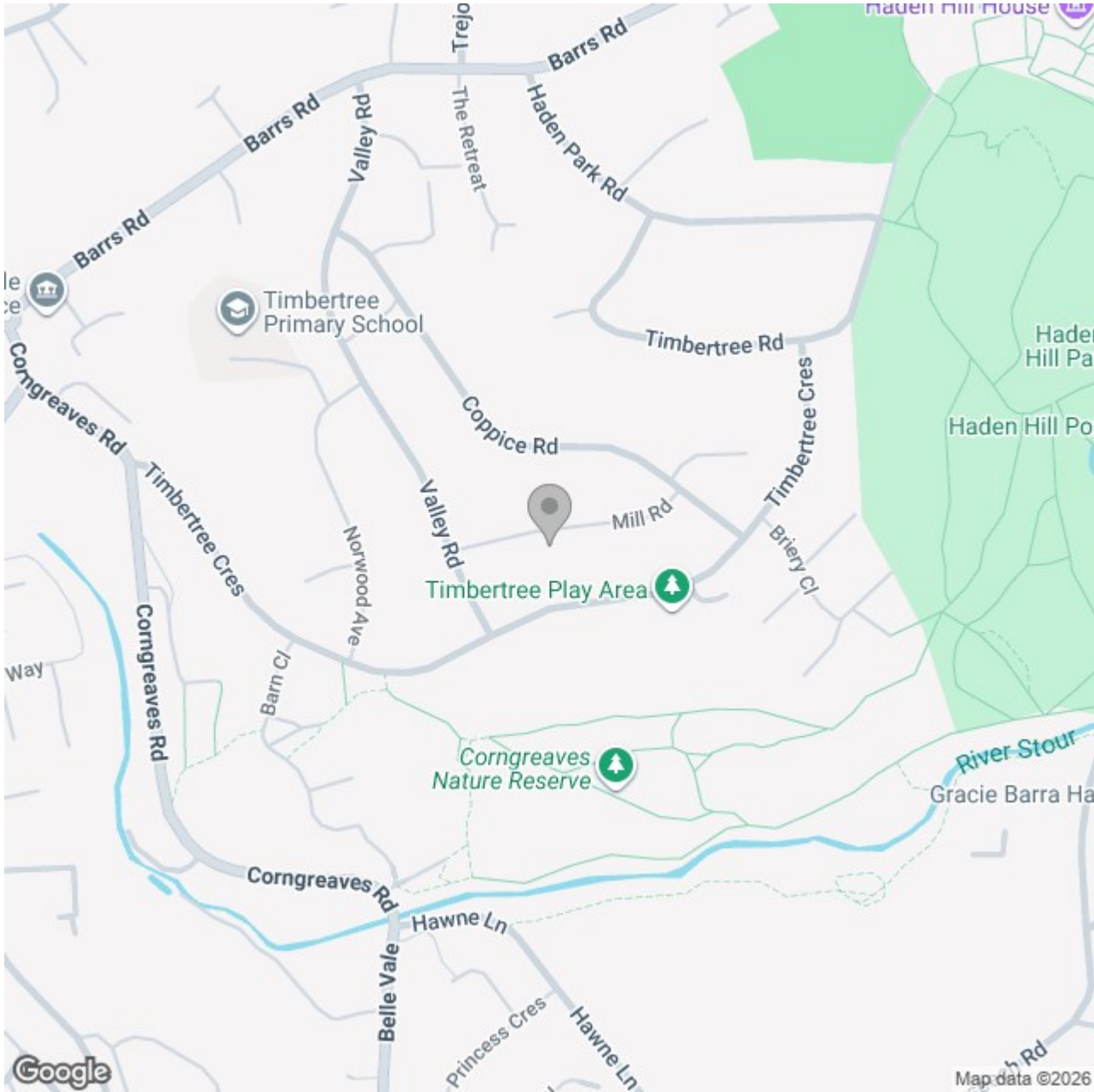
Floor 1

(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		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC