





This well-presented three-bedroom family home occupies a generous plot, enjoying wraparound gardens extending to the front, side and rear elevations. The property also offers potential to create off-road parking, subject to the necessary planning permissions and consents.

Internally, the home provides spacious accommodation throughout, complemented by gas central heating and double glazing. The enclosed rear garden offers a pleasant and private outdoor space, ideal for relaxing, entertaining or enjoying time with family.

The property is conveniently positioned for easy access to local shops, schools and a range of everyday amenities, making it a practical choice for a variety of buyers.

In brief, the accommodation comprises: entrance hallway, kitchen and spacious lounge/diner to the ground floor. Upstairs, there are three bedrooms, a family bathroom and separate WC.

An appealing family home with generous gardens and potential for off-road parking. Ideal for first-time buyers, growing families or those looking to downsize, with early viewing highly recommended to appreciate the space and potential on offer.



Entrance Hallway

Composite door providing access from the side elevation and central heating radiator.

Kitchen

Fitted with a range of base and eye-level units with complementary worktops, inset stainless steel sink with drainer and space and plumbing for a cooker, washing machine and fridge freezer. Tiled splashback, UPVC double-glazed window to the rear elevation, central heating radiator, useful pantry cupboard and UPVC double-glazed door providing access to the rear elevation.

Lounge Diner

Feature wall panelling, UPVC double-glazed windows to the side and rear elevations, central heating radiator and feature fireplace.

Landing

Double-glazed window to the side elevation and loft access.

WC

Fitted with a WC, UPVC double-glazed window to the rear elevation and central heating radiator.

Master Bedroom

Two UPVC double-glazed windows to the front elevation, central heating radiator and useful storage cupboard.

Bedroom

Two UPVC double-glazed windows to the rear elevation, central heating radiator, loft access and useful storage cupboards, one of which houses the boiler.



Bedroom

UPVC double-glazed windows to the side and front elevations, central heating radiator and useful storage cupboard.

Bathroom

Fitted with a wash hand basin and bath with shower over, partially tiled walls, shelving, central heating radiator and UPVC double-glazed window to the side elevation.





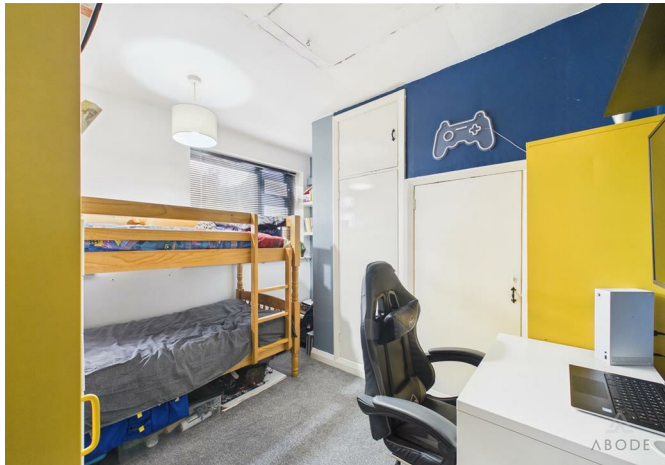


Outside

Gardens to the front, side and rear elevations, mainly laid to lawn. Outhouse in the rear garden providing storage, outside water tap.

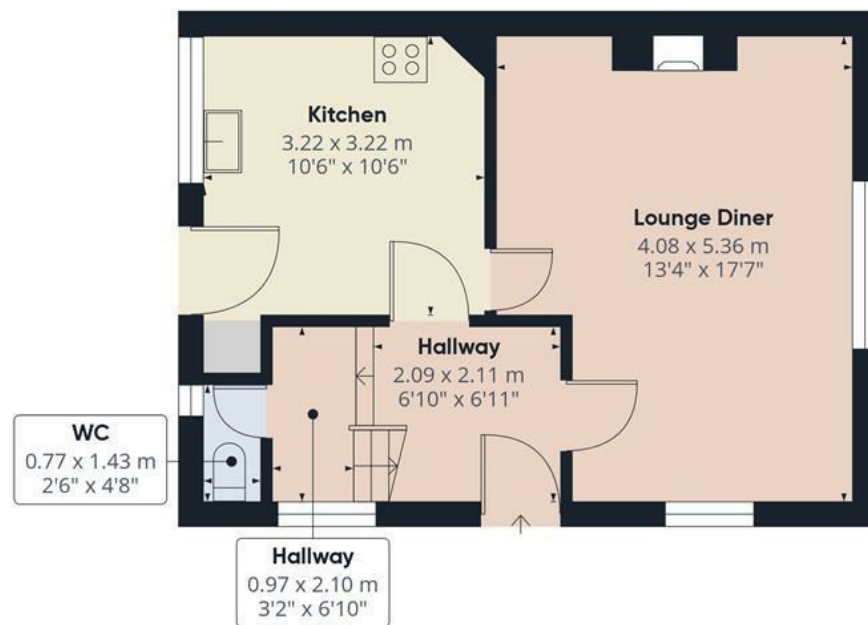
Disclaimer

Please note, a photo used has been digitally altered to remove personal items.









Floor 0

Approximate total area⁽¹⁾

75.2 m²

808 ft²



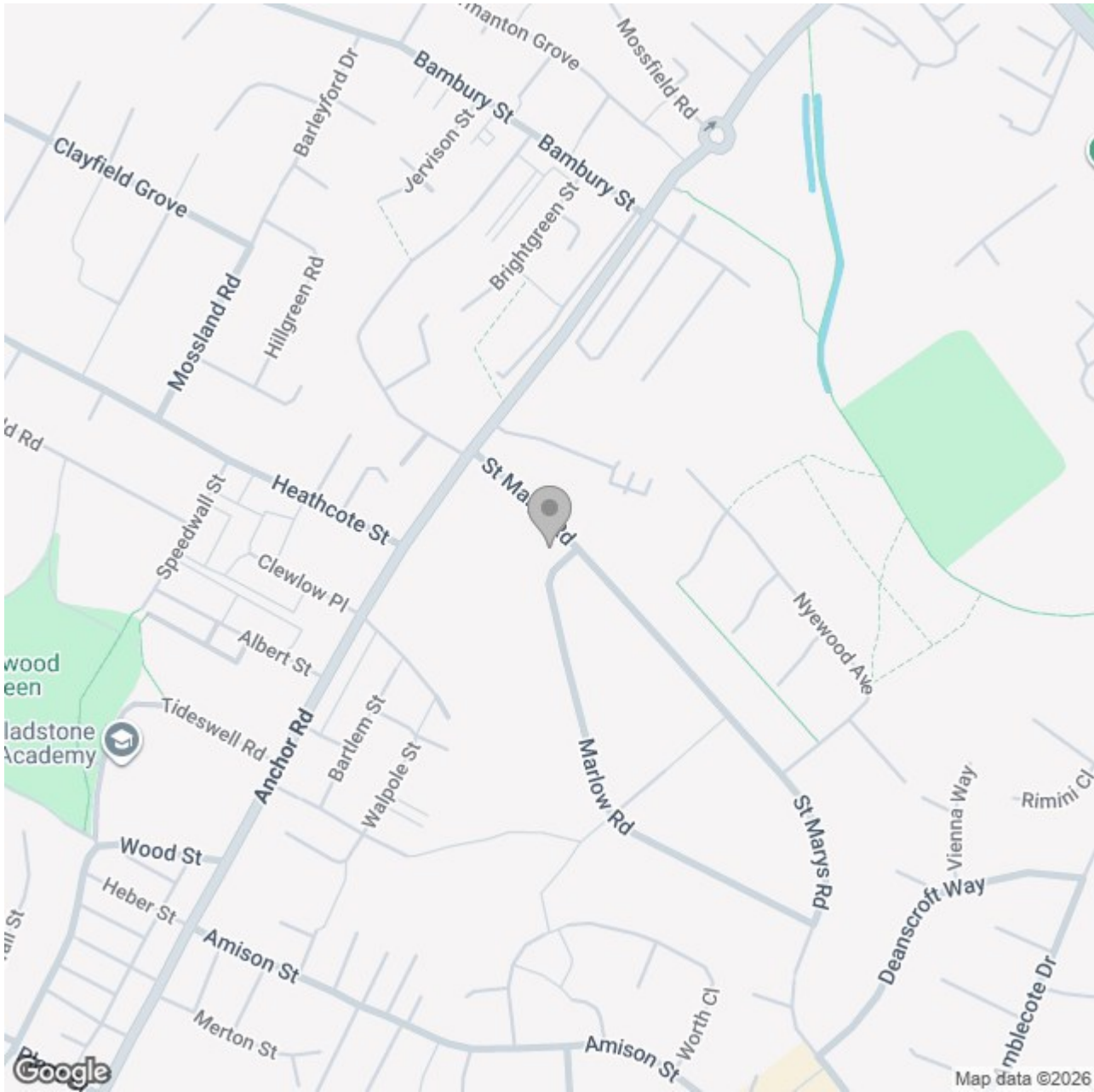
Floor 1

(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.

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 