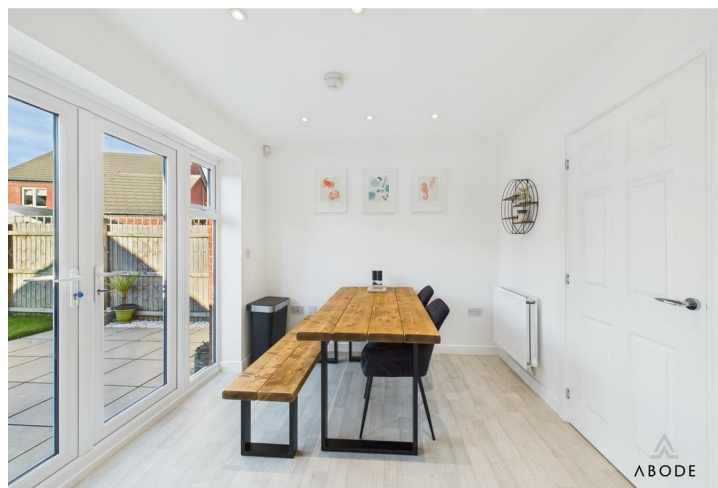






A beautifully presented modern two-bedroom home offering stylish, move-in-ready accommodation with a landscaped rear garden and two off-street parking spaces. Built in recent years and still benefitting from the remaining 5-year NHBC warranty, the property features a spacious living room, a contemporary open-plan kitchen diner with French doors to the garden, two excellent bedrooms, and a modern family bathroom. An ideal purchase for buyers seeking a well-finished home in immaculate condition.



Accommodation

GROUND FLOOR

You enter the property into a bright hallway with modern flooring and doors leading to the WC cloaks, living room and kitchen diner. The WC is fitted with a wash-hand basin, low-level WC, contemporary tiling and stylish décor.

The living room sits to the front elevation, benefitting from a wide double-glazed window providing plenty of natural light. This well-proportioned space offers room for a range of furnishings and includes access to the staircase rising to the first floor.

Across the rear of the home is the impressive open-plan kitchen diner. The kitchen is fitted with sleek white gloss units, contrasting worktops, under-cupboard lighting, an integrated oven and hob, and additional space for appliances. The dining area accommodates a family-sized table, and French doors open directly onto the garden, creating an effortless indoor-outdoor flow ideal for entertaining.

FIRST FLOOR

The first-floor landing leads to two superb double bedrooms and the family bathroom. The master bedroom overlooks the rear garden and features built-in mirrored wardrobes, providing excellent storage. Bedroom two is positioned at the front of the home, offering versatility for use as a guest

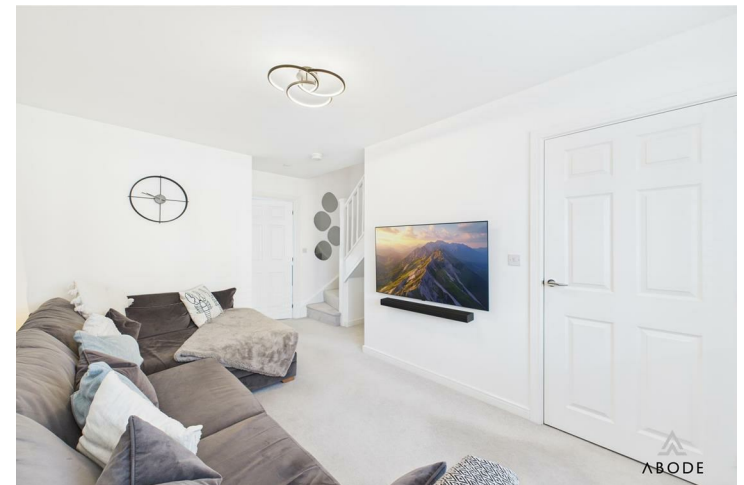


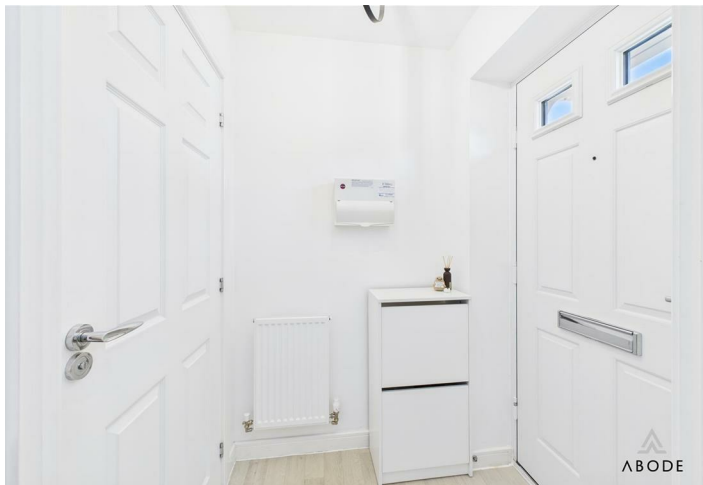
room, dressing room, or home office.

The modern family bathroom is finished to a high standard, comprising a stylish bath with shower over and glass screen, wash-hand basin, low-level WC, modern tiling, a heated towel rail, and recessed lighting.

OUTSIDE

To the front of the property are two off-street parking



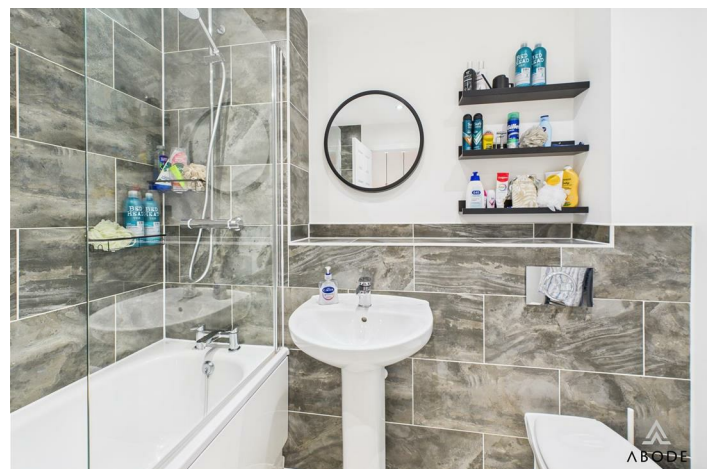
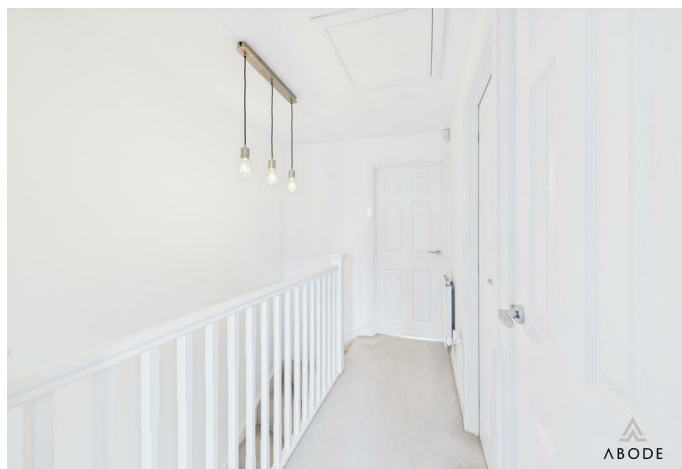


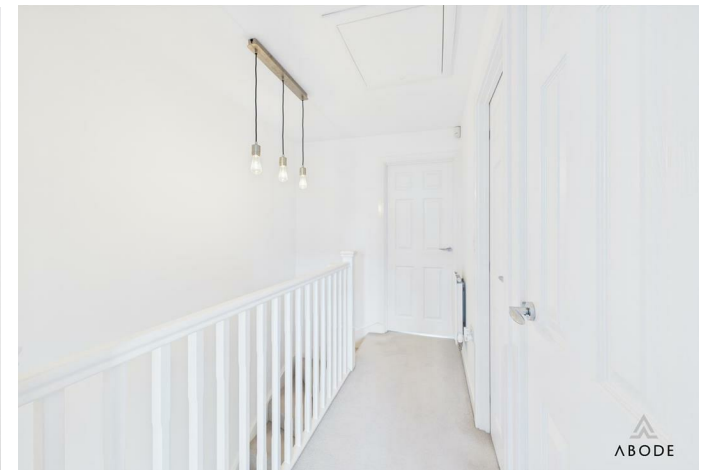
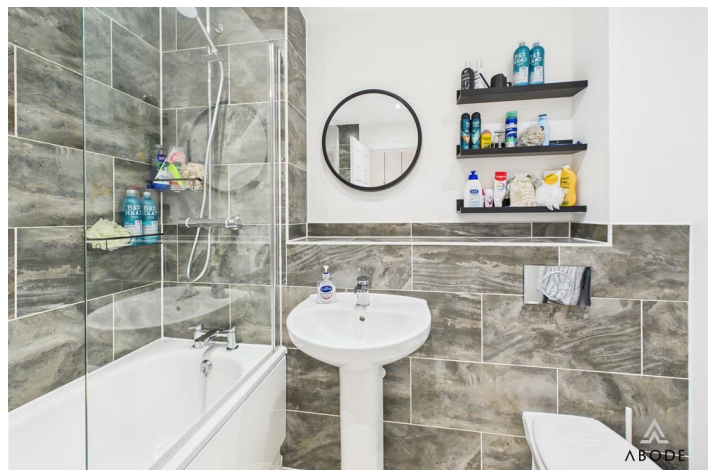


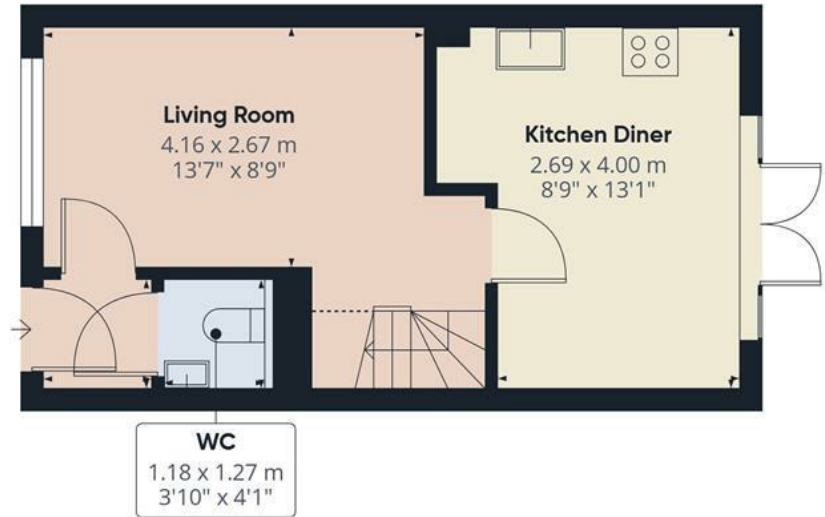
spaces and a neat lawned area with planted borders. Gated side access leads to the attractive rear garden, which has been thoughtfully landscaped with a spacious patio seating area, lawn, decorative stone edging, and a timber shed. The garden is fully enclosed and designed for low-maintenance enjoyment, offering a private and inviting space for relaxing or entertaining.











Approximate total area⁽¹⁾

57.2 m²

614 ft²

Reduced headroom

0.8 m²

9 ft²

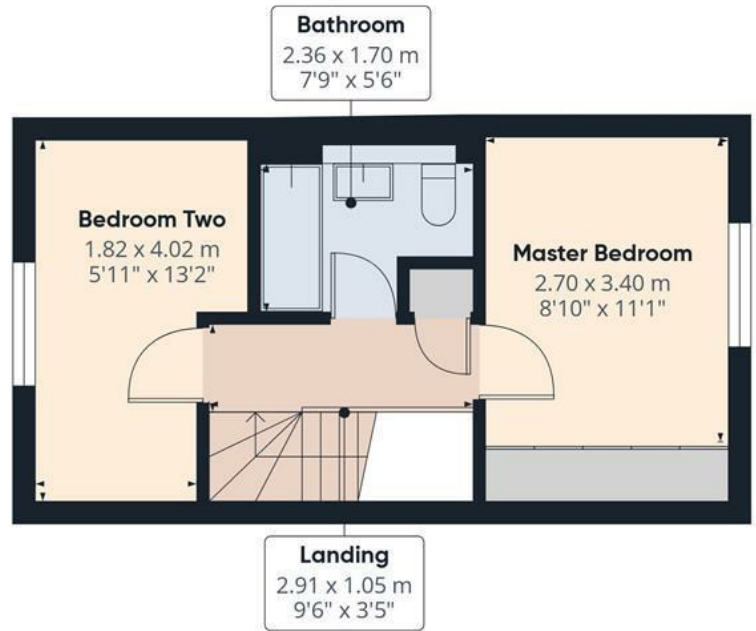
(1) Excluding balconies and terraces

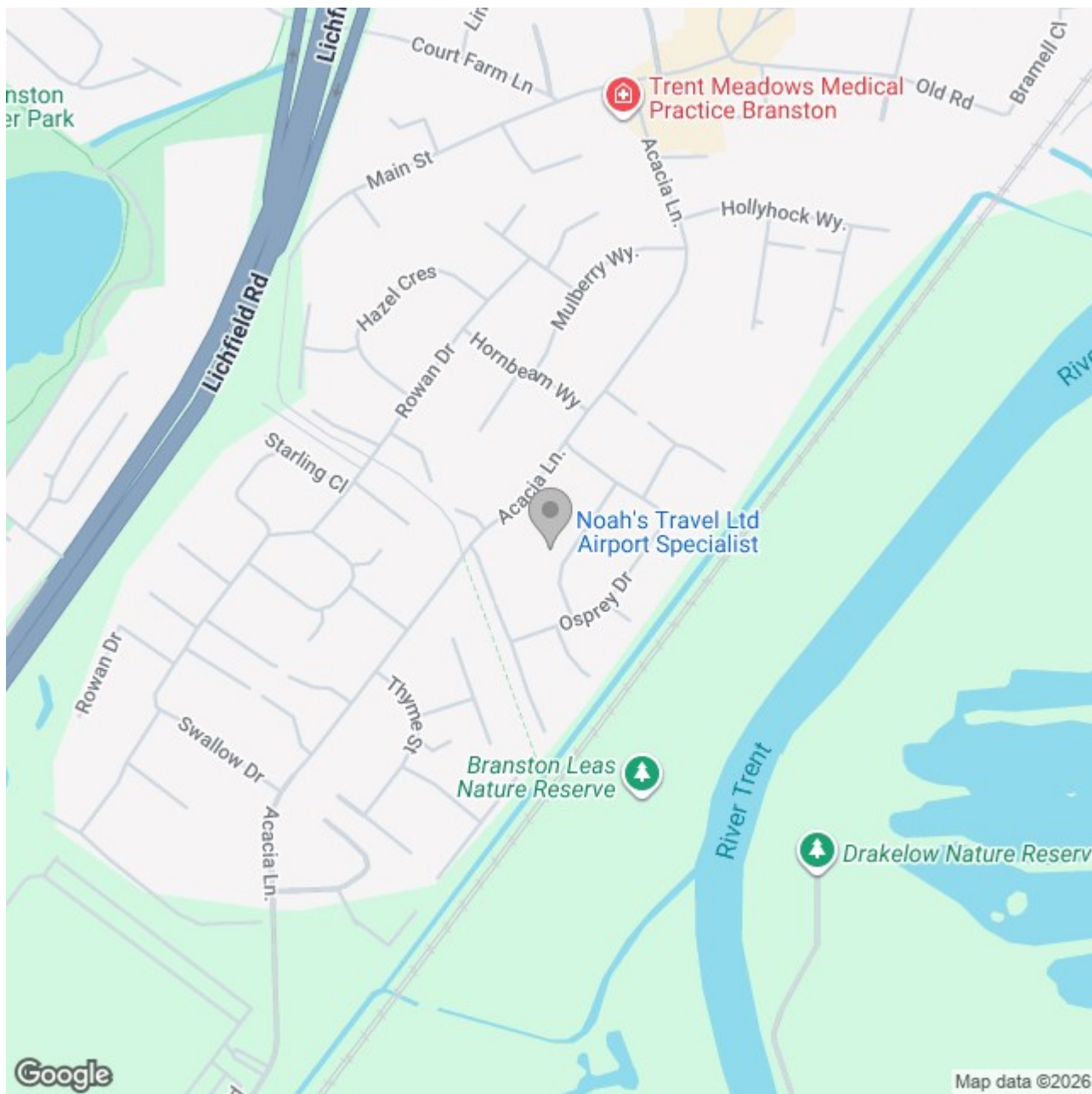
Reduced headroom

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 	