





A charming and well-presented home offering versatile accommodation arranged over three floors, together with a generous rear garden, useful outbuilding and shared accessway providing parking.

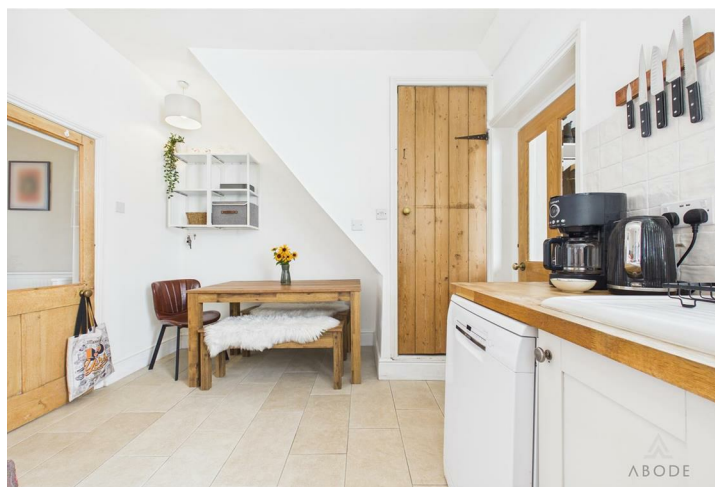
The welcoming ground-floor lounge features a striking cast-iron log-burning fireplace with timber mantel and tiled hearth, creating an attractive focal point. The adjoining kitchen/diner is fitted with matching cabinetry, wood-block work surfaces and integrated cooking appliances, with access through to a useful utility room providing additional storage, workspace and external access.

To the first floor, the property offers a well-proportioned second bedroom with built-in storage and a contemporary family bathroom, complete with P-shaped bath and shower.

The second floor is home to an impressive bedroom with a vaulted ceiling, Velux window, eaves storage and plenty of natural light, creating a spacious and characterful retreat.

Externally, the property benefits from a well-proportioned enclosed rear garden, principally laid to lawn with mature trees, flower borders, paved pathways and a generous patio beneath a timber pergola, providing an ideal space for outdoor seating and entertaining.

A detached, rendered outbuilding with double-glazed French doors provides excellent flexibility and could be used as a home office, gym, studio or workshop. A shared accessway also offers useful parking provision.



Lounge

The property is accessed via a composite front entrance door, opening into the welcoming lounge. The room features a UPVC double-glazed window to the front elevation, central heating radiator, telephone point and a striking focal-point cast-iron log-burning fireplace with timber mantel and tiled hearth. A TV aerial point is also provided.

Kitchen/Diner

The kitchen/diner is fitted with a range of matching base-level storage cupboards and drawers, complemented by wood-block, drop-edge preparation work surfaces. Integrated appliances include a 1½-bowl ceramic sink and drainer with mixer tap, electric cooker with four-ring hob, oven and grill.

There is plumbing and space for freestanding under-counter appliances, complementary tiled flooring and a smoke alarm. A staircase rises to the first-floor landing, while an internal glazed-panel door provides access to the utility room.

Utility Room

The useful utility room benefits from a UPVC double-glazed window to the side elevation and a UPVC double-glazed rear exit door. The room is fitted with matching base and eye-level storage cupboards, drop-edge preparation work surfaces and tiled splashbacks.

Further features include vinyl flooring, plumbing and space for freestanding under-counter appliances, ceiling spotlights and a smoke alarm. A useful cloak/storage area provides a hanging rail and overhead shelving, while an electric radiator completes the room.



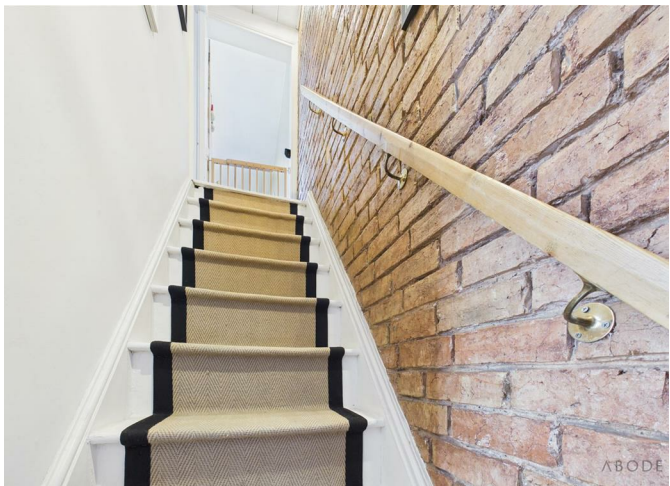
First Floor Landing

The first-floor landing features timber-panelled flooring throughout, with an exposed-brick feature wall creating an attractive focal point. The central heating combination gas boiler is located here, together with a carbon monoxide detector and smoke alarm. Panelled internal doors lead to the bedroom and bathroom.

Bedroom Two

A well-proportioned second bedroom featuring a UPVC double-glazed window to the front elevation, television point and central heating radiator. Built-in storage cupboards provide useful hanging space and shelving.







Family Bathroom

The family bathroom is fitted with a contemporary three-piece suite comprising a low-level WC, wash hand basin with mixer tap, tiled splashback and base-level storage cupboards. A P-shaped bath with glazed shower screen and waterfall shower fitting provides a practical bathing area.

The room is finished with complementary wall tiling, a heated towel radiator and a UPVC double-glazed frosted window to the rear elevation.

Second Floor

A latch-panel door opens onto a staircase rising to the second-floor bedroom.

Bedroom One

The impressive second-floor bedroom benefits from a vaulted ceiling, creating a light and spacious feel. Features include a UPVC double-glazed window to the front elevation, television point, central heating radiator and useful eaves storage.

A double-glazed Velux window to the rear roofline provides additional natural light, while a smoke alarm is also installed.

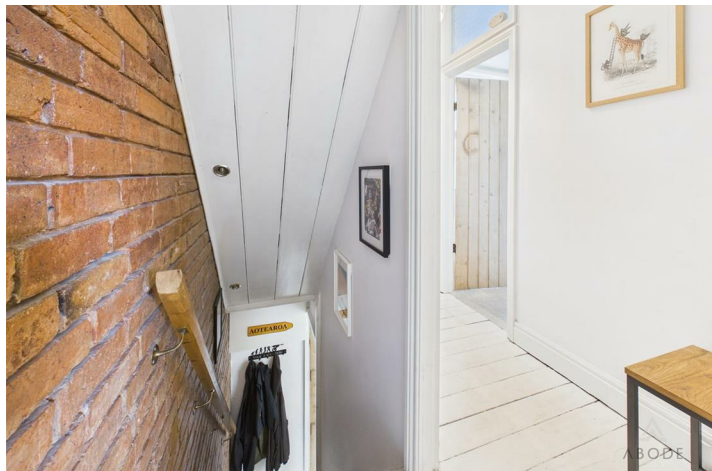
Rear Garden & Outbuilding

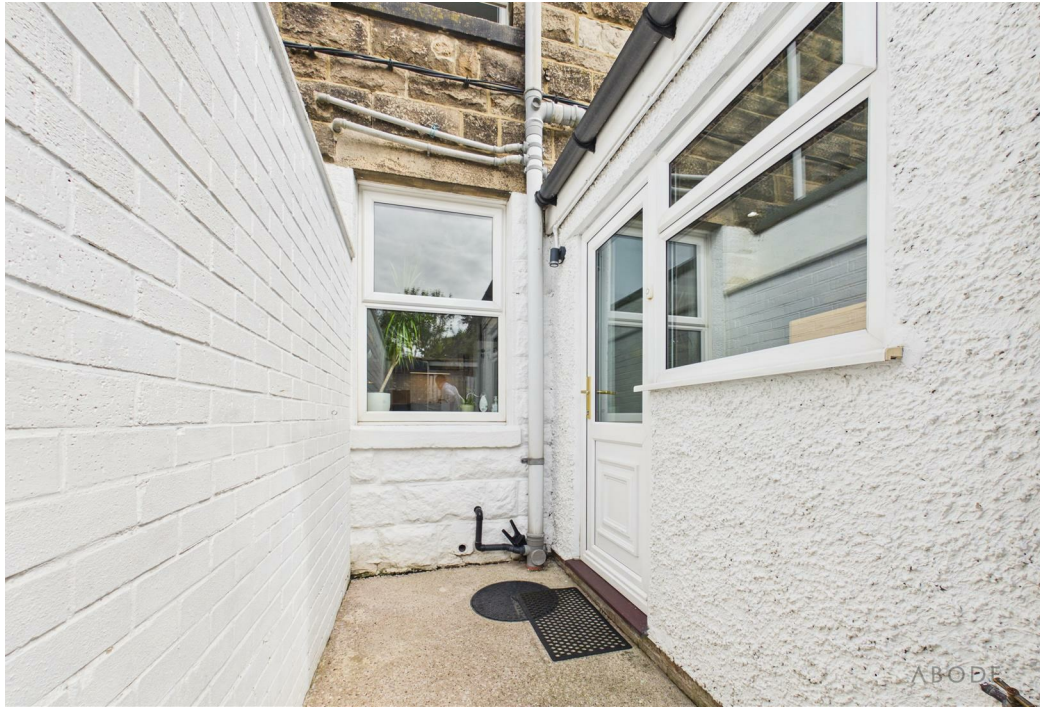
A small patio area to the rear of the home provides ideal covered storage space, with a shared accessway offering room for parallel parking and leading through to the garden.

A well-proportioned rear garden is principally laid to lawn, enclosed by timber panel fencing with mature trees and flower borders along the left boundary. A paved pathway runs alongside the lawn towards the rear of the plot.

At the far end, a flagstone patio area sits beneath a timber pergola, providing space for outdoor seating. Positioned adjacent is a detached, rendered outbuilding fitted with double-glazed French doors, offering flexible secondary accommodation suitable for a home office, gym, or workshop.

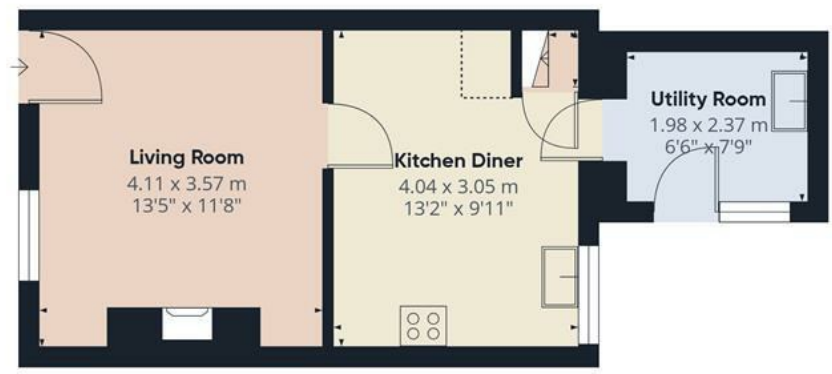




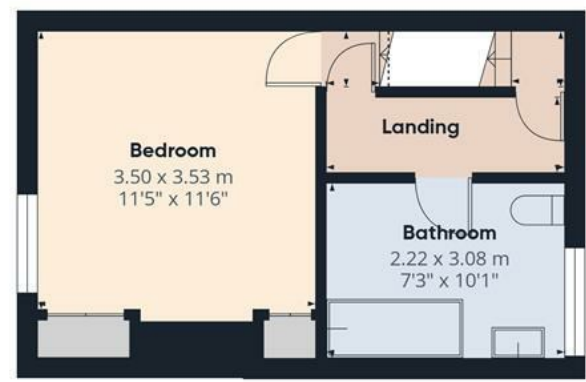




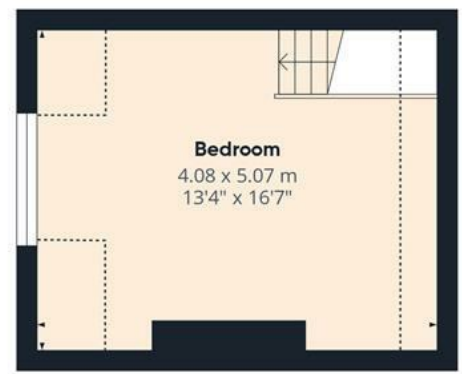




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
75.2 m²
810 ft²

Reduced headroom
4 m²
43 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC