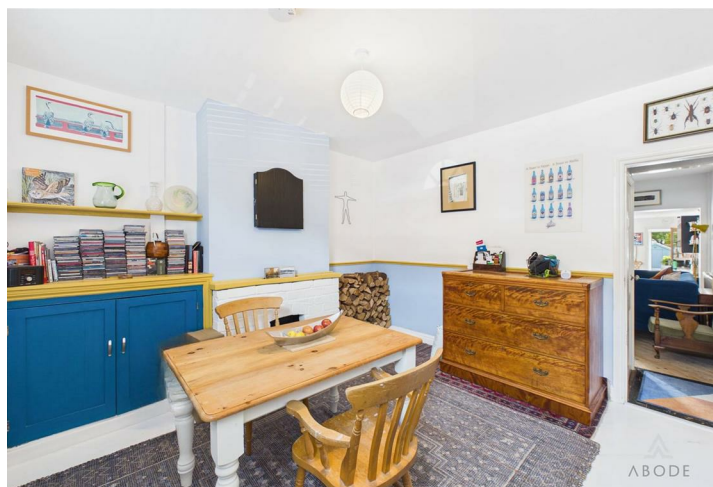






A characterful four-bedroom mid-terrace home offering spacious and versatile accommodation arranged over three floors, together with a generous rear garden. The property benefits from two reception rooms, a fitted kitchen, ground floor WC, family bathroom and separate shower room. Viewing is recommended to appreciate the accommodation and outdoor space on offer.



Accommodation

Ground Floor

The front entrance opens into a dining room, providing ample space for a dining table and featuring a decorative fireplace and fitted alcove storage. A doorway leads through to the living room, where a recessed stove with timber mantel provides an attractive focal point. Stairs rise to the first floor, whilst an opening leads through to the kitchen, creating a sociable connection between the spaces.

The kitchen is fitted with a range of wall and base units, contrasting work surfaces and tiled splash backs, together with an oven, hob and extractor. There is space for further appliances, whilst a rear lobby gives access to the ground floor WC and garden.

First Floor

The landing provides access to two well-proportioned bedrooms, a separate shower room and the bathroom at the rear of the property. The bathroom comprises a panelled bath, wash hand basin and WC, whilst the shower room is fitted with a glazed shower enclosure and vanity wash hand basin.

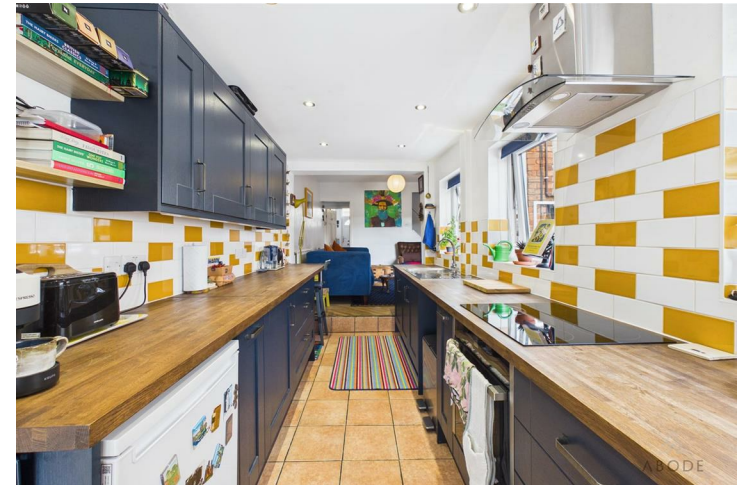
Second Floor

A further staircase rises to a second-floor landing serving two additional bedrooms, both featuring sloping ceilings and roof windows. Currently arranged as work and hobby rooms, these offer flexibility for additional sleeping accommodation or working from home.



Outside

The generous rear garden is a particular feature of the property. A paved seating area provides space for outdoor dining, with a pathway continuing through lawned sections and planted borders. The garden is enclosed by fencing and includes useful storage sheds, with ample scope for gardening and outdoor enjoyment.











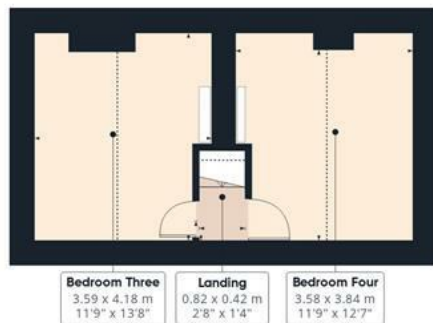




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

108.7 m²

1169 ft²

Reduced headroom

12.9 m²

139 ft²

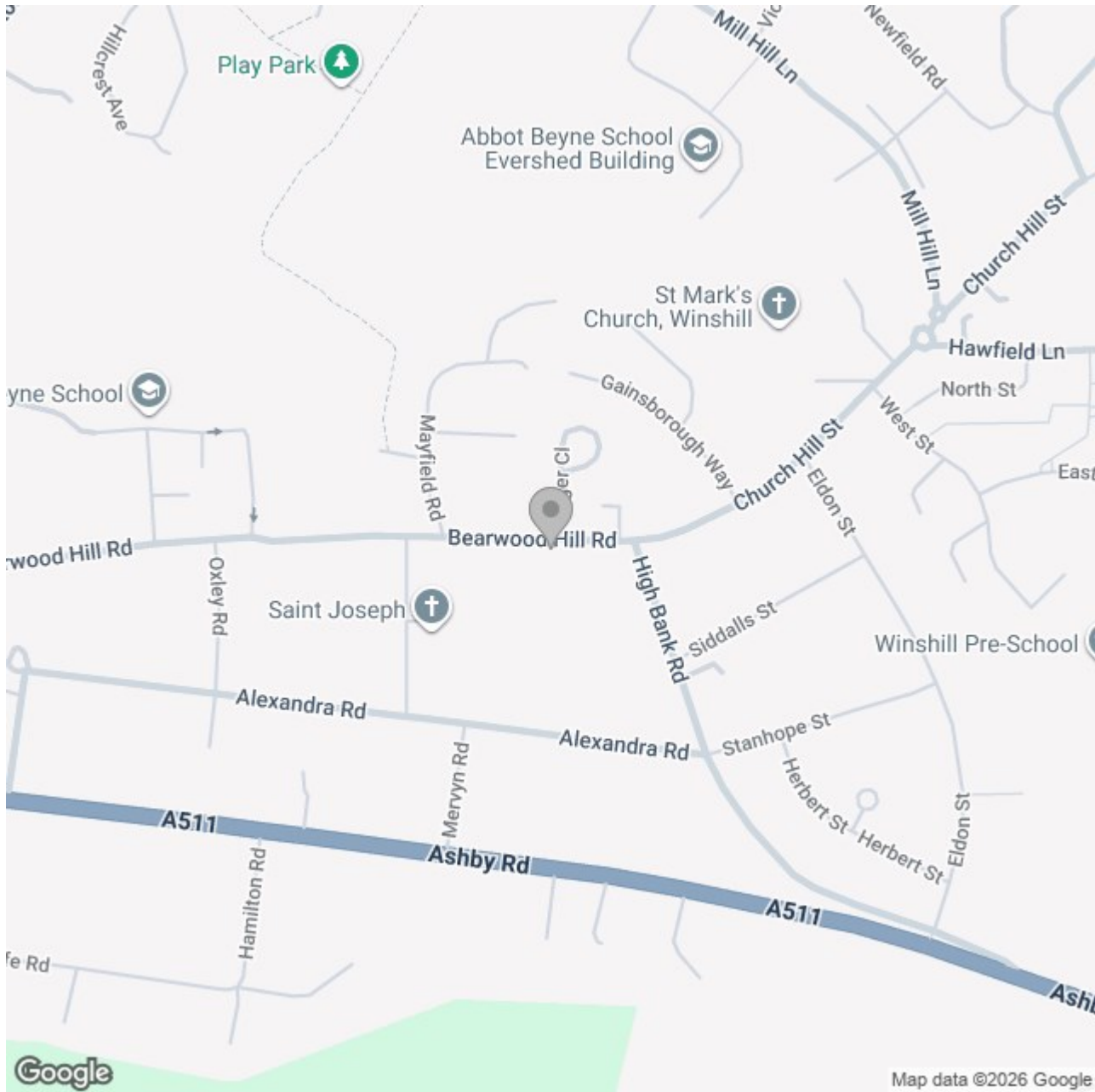
(1) Excluding balconies and terraces

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		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC