





A spacious two-bedroom home offering bright and versatile accommodation across two floors. The property benefits from generous living spaces, a dual-aspect lounge and kitchen, useful storage throughout, and a practical side entrance providing access to the rear.

The ground floor comprises a welcoming entrance hallway, a spacious dual-aspect lounge with views to both the front and rear elevations, and a well-appointed dual-aspect kitchen with a range of fitted storage, work surfaces and integrated appliances. A useful side entrance provides additional access to the rear and houses the electric meter and consumer unit.

Upstairs, the property offers two generous bedrooms, including a bright principal bedroom with two front-facing windows and useful over-stairs storage. Bedroom Two is particularly spacious, enjoying dual-aspect views to both the front and rear. The first-floor landing provides further built-in storage and loft access.

The shower room comprises a corner shower cubicle with electric shower, WC, wash hand basin, heated towel radiator and frosted rear-facing window.

Outside, the property benefits from a fantastic garden plot, providing an excellent outdoor space with plenty of potential for entertaining, relaxing and family use. There is also off-road parking for multiple vehicles, making this an especially practical feature for families or those with several cars.

Overall, Byrds Lane offers a fantastic combination of generous accommodation, excellent natural light, useful storage, a superb garden plot and ample off-road parking, making this an appealing home with plenty to offer.



Hallway

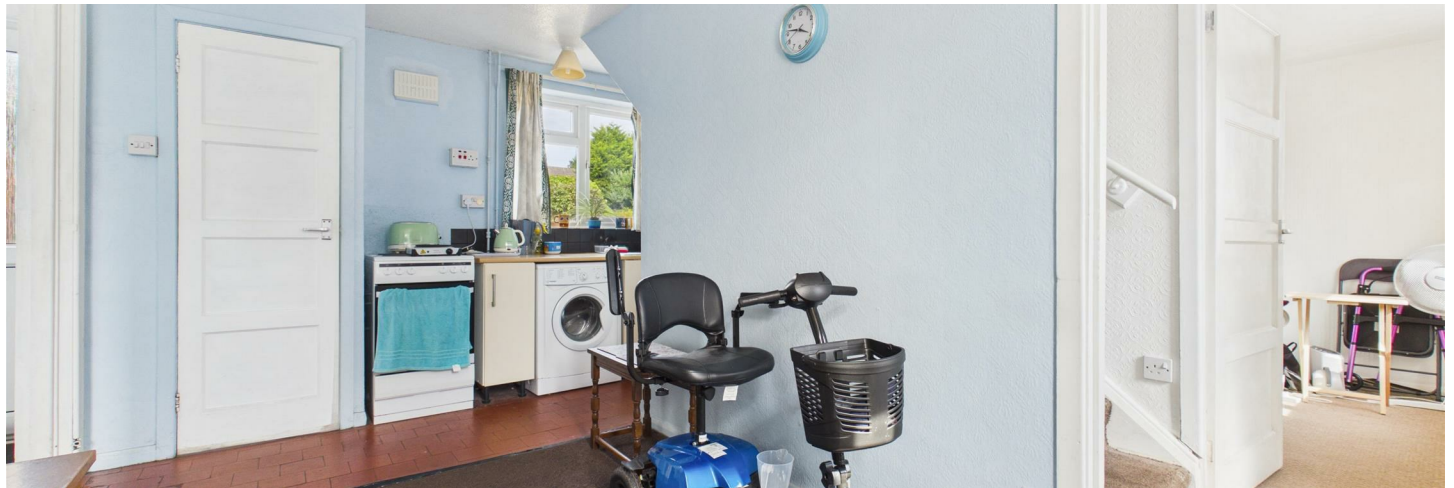
A welcoming entrance hallway with staircase rising to the first-floor landing. A UPVC double-glazed frosted front door with an original panelled internal door provides access to the accommodation.

Lounge

A spacious dual-aspect lounge enjoying views to both the front and rear elevations. The room features a UPVC double-glazed window to the front and a UPVC double-glazed box bay window to the rear, along with a TV aerial point, provision for an electric fireplace and a central heating radiator.

Side Utility

A useful side entrance with a UPVC double-glazed frosted glass door leading into a practical entrance area, housing the electric meter and consumer unit. A further UPVC double-glazed frosted glass door provides access to the rear elevation and a Central heating radiator.







Kitchen

A well-appointed dual-aspect kitchen with UPVC double-glazed windows to both the front and rear elevations and a central heating radiator. The kitchen comprises a range of matching base-level storage cupboards with roll-top preparation work surfaces and tiled surrounds. Integrated appliances include a stainless-steel sink and drainer with mixer tap, with plumbing and space provided for additional freestanding and under-counter appliances.

The kitchen also benefits from a useful meter cupboard and under-stairs storage cupboard, carbon monoxide detector and a cupboard housing the central heating combination gas boiler. An opening leads through to the first-floor accommodation.

Landing

The first-floor landing features a UPVC double-glazed window to the rear elevation, central heating radiator and useful built-in storage cupboard. Loft access is provided via a hatch, while original panelled internal doors lead to the bedrooms and shower room.

Bedroom One

A bright bedroom with two UPVC double-glazed windows overlooking the front elevation. Further benefits include a central heating radiator, TV aerial point and useful over-stairs storage cupboard.

Bedroom Two

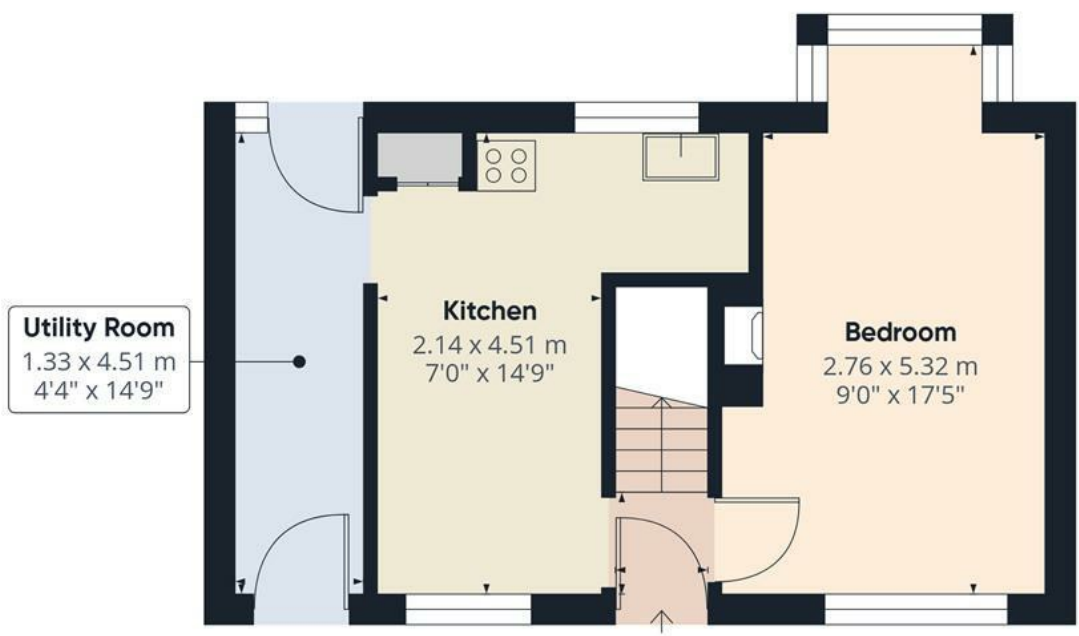
A generous dual-aspect bedroom enjoying views to both the front and rear elevations, with two UPVC double-glazed windows, central heating radiator and TV aerial point.

Shower Room

A three-piece shower room comprising a low-level WC, pedestal wash hand basin and corner shower cubicle with electric shower over. Further features include a heated towel radiator, UPVC double-glazed frosted glass window to the rear elevation and an electric fan heater.

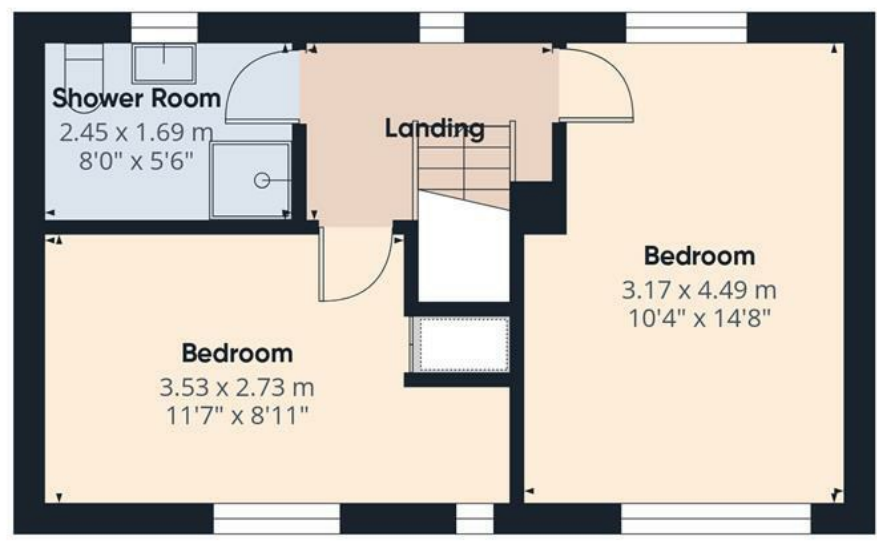






Floor 0

Approximate total area⁽¹⁾
67 m²
720 ft²



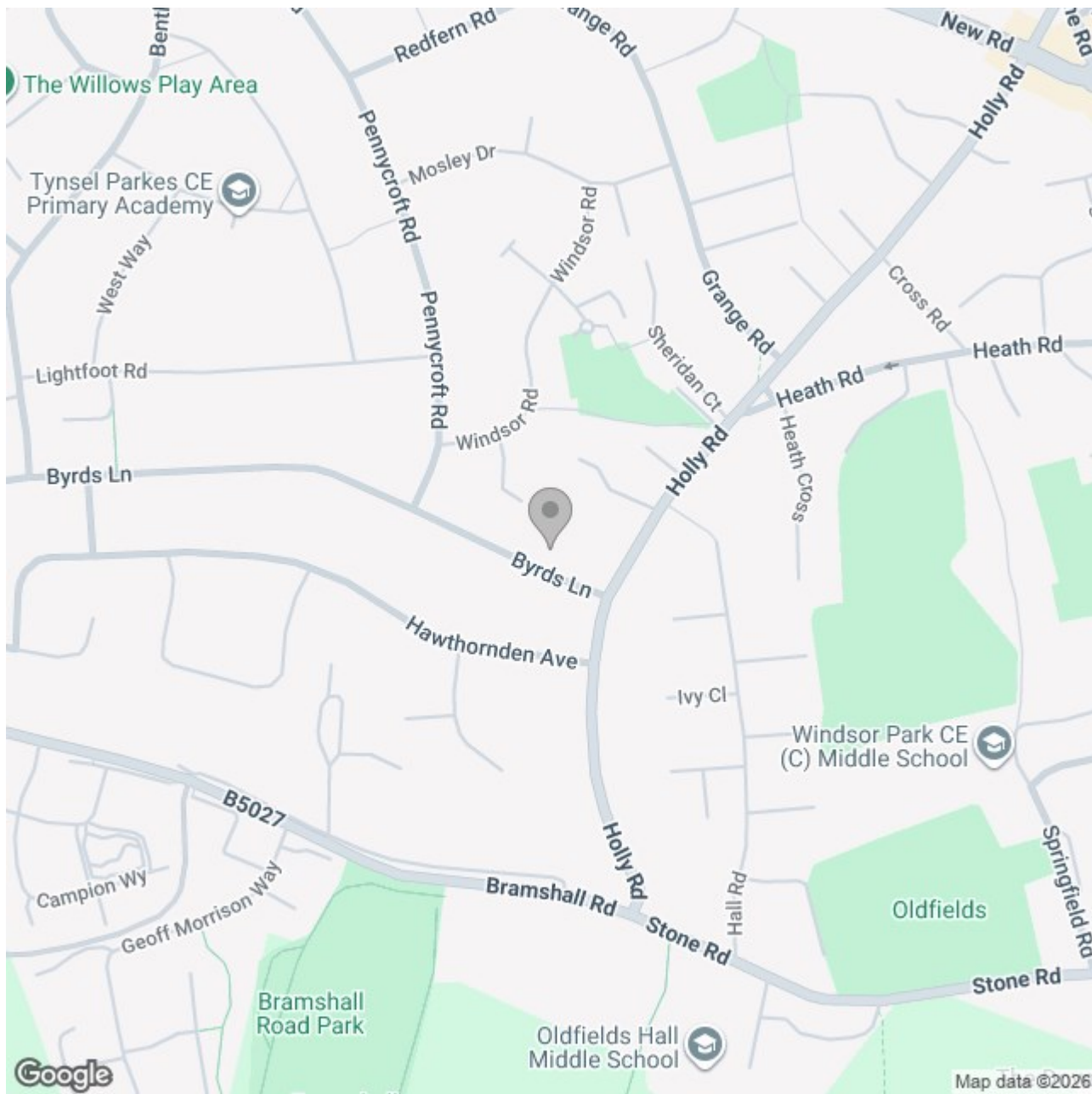
Floor 1

(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		
(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 	