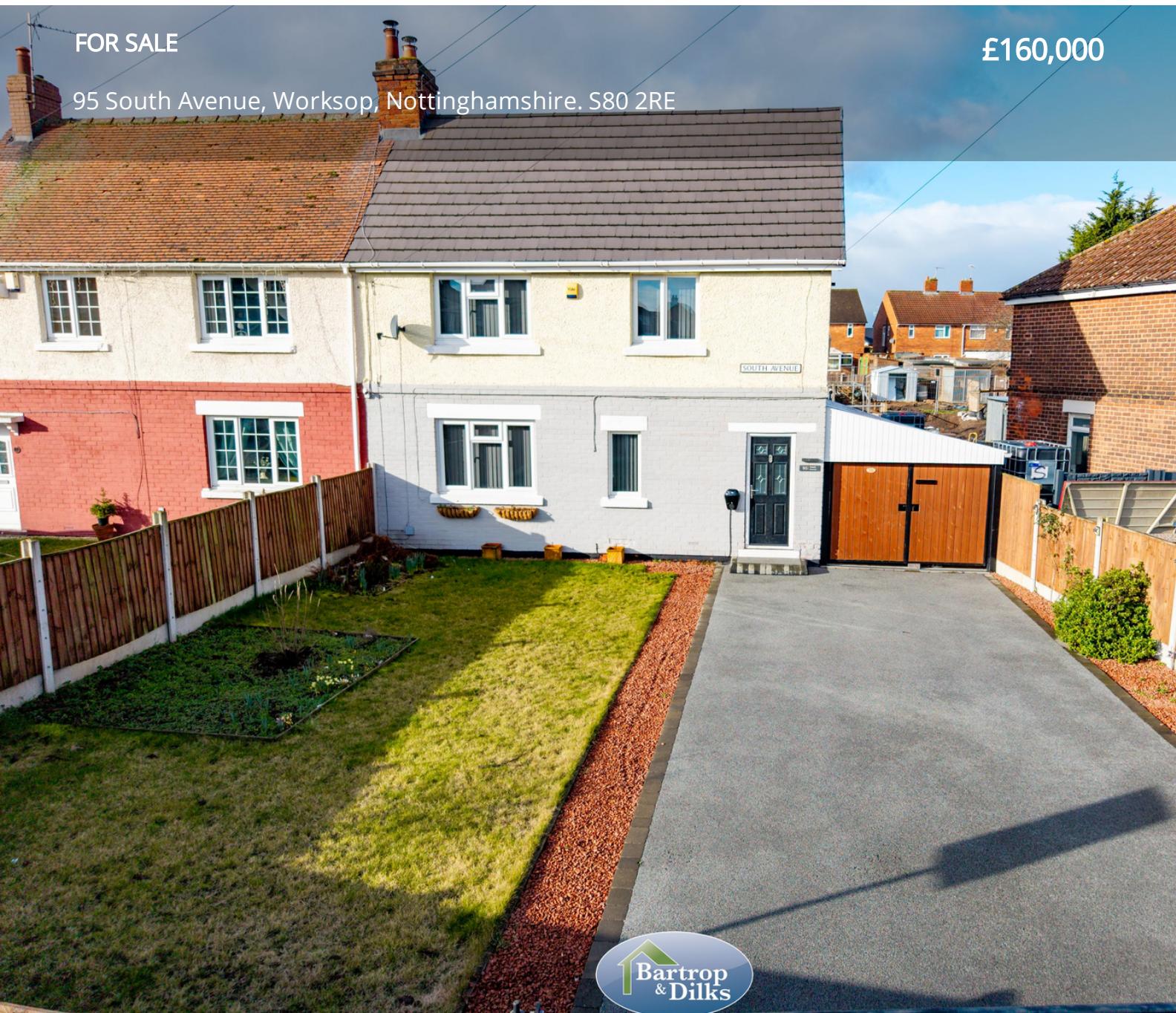




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Viewing is most highly recommended to fully appreciate this much improved, well presented and decorated three bedroom semi detached home that has a high standard of modern fixtures and fittings throughout, gas central heating and uPVC double glazed windows. Being set within this sought after area and of possible interest to first time buyers or growing families, the accommodation comprises of; entrance hallway, feature fireplace with multifuel burner, refitted modern kitchen with white high gloss units, hob and oven. On the first floor; landing, three bedrooms, bedroom one with a range of free standing wardrobes, white fitted bathroom suite. Outside; gardens to the front and rear, the rear extensive patio that leads to the side covered with a pergola, log store. The rear garden is also a generous size and being enclosed with garden shed, greenhouse, resin driveway to the front providing ample parking. Viewing Advised.

## Ground Floor

### Entrance Hallway

With composite entrance door, stairs to the first floor, storage cupboard with front facing window, Hive thermostat.

### Lounge 5.16m x 3.99m (16' 11" x 13' 1")

With a feature fire surround with inset multifuel burner, front facing window, rear facing French doors, two central heating radiators.

### Kitchen 3.82m x 3.29m (12' 6" x 10' 10")

A refitted modern white high gloss kitchen with wall and base units, larder units, sink unit with mixer tap, has hob and electric oven, rear doors, side facing window, tiled floor, plumbing for an automatic washing machine and dishwasher.

## First Floor

### Landing

With a front facing window, central heating radiator.

### Bedroom One 4.17m x 2.87m (13' 8" x 9' 5")

Measurements being wall to wall and currently used as a dressing room with a rear facing window, useful storage cupboard housing the wall mounted boiler, central heating radiator.

### Bedroom Two 4.01m x 2.34m (13' 2" x 7' 8")

With a front facing window, central heating radiator.

### Bedroom Three 3.18m x 2.69m (10' 5" x 8' 10")

With a rear facing window, central heating radiator.

### Bathroom

White fitted high quality modern suite with panelled bath and electric shower above, wash hand basin set within a vanity unit, low flush w.c, heated towel rail, rear facing window, tiling.

## Outside

### Gardens

Generous front and rear gardens, the rear being enclosed with lawn, borders and shrubs. There is a extensive Pergola to the rear and side providing exceptional entertainment areas and log store, rear garage/storage (no vehicle access) but ideal for motorbike store.

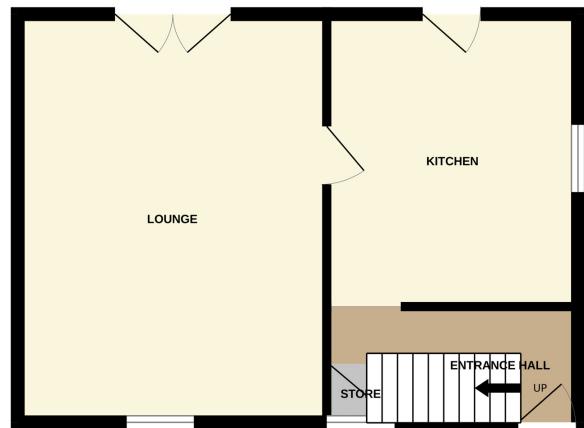
### Driveway

Ample Resin parking to the front with wall mounted EV smart charger.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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