



Approximate total area⁽¹⁾
117.4 m²
1263 ft²

(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

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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This chain-free three-bedroom linked detached home sits in a prime location, close to good schools. It offers practical off-road parking and a garage, with potential to extend subject to planning permissions. The property includes a convenient downstairs shower room, enhancing daytime usability.

- CHAIN FREE!!!
- GARAGE WITH POWER AND LIGHTING
- DOWNSTAIRS SHOWER ROOM
- 3 BED LINK DETACHED
- CLOSE TO LOCAL GOOD SCHOOLS
- OFF ROAD PARKING FOR 1-2 CARS

GROUND FLOOR

Entrance Hall

Carpeted entrance hall with access to all ground floor rooms. Features include a wall-mounted radiator, telephone point, alarm panel and an under stairs cupboard housing the fuseboard and electric meter.

Living Room

Bright carpeted living room features a large double-glazed window to the front, a wall-mounted radiator, an electric fireplace and a TV aerial point.

Dining Room

Continuation of carpet from the living room. French doors open directly onto the rear garden, with a wall-mounted radiator and a serving hatch to the kitchen.

Kitchen

Accessed via the hallway the kitchen features tiled flooring and a range of floor and wall mounted units with a wood-effect finish. Integrated appliances include a fridge freezer, John Lewis hob with matching extractor fan and oven beneath. Stainless steel dual sink with mixer tap, water softener, wall-mounted panel radiator, tiled splashback, double-glazed windows overlooking the garden, recessed ceiling spotlights, and a pantry cupboard.

Downstairs Shower Room

Three-piece bathroom suite comprising a low-level WC with dual flush, sink basin with stainless steel taps and a wall-mounted shower within a glass cubicle. Includes a heated towel rail, shaver point, extractor fan, and an obscure double-glazed window to the side.

Internal Alleyway

Covered passage connecting front and rear of the property with doors to both the kitchen and garage. Includes an alcove housing the washing machine, wall-mounted radiator and lighting.



Garage

Accessible via the internal alleyway, the garage includes power, lighting, and an electric garage door. Double-glazed obscure window to the rear.

FIRST FLOOR

Landing

Carpeted landing with doors to all bedrooms and bathroom. Features a side-facing double-glazed window, wall-mounted radiator and airing cupboard.

Bedroom

Carpeted double bedroom with built-in wardrobes and double-glazed windows overlooking the rear garden.

Bedroom

Carpeted bedroom with front-facing double-glazed window, wall-mounted radiator, built-in storage above the staircase and access to the loft.

Bedroom

Carpeted bedroom with double glazed windows overlooking front of the property with wall mounted radiator beneath and built in wardrobes.

Bathroom

Three-piece bathroom suite including a low-level WC with dual flush, sink basin with stainless steel taps and a bathtub with hot and cold taps with overhead wall-mounted shower. Features tiled walls, a glass shower screen, heated towel rail, extractor fan and obscure double-glazed window to the rear.

EXTERNAL

Rear Garden

Accessible via the dining area and internal alleyway. Paved patio area leading to a lawn with established shrubs and bushes. Gated side access for convenience.

Front Garden

Block-paved driveway providing parking for one/two cars. The rest is mainly laid to lawn and bordered with hedging for privacy.

