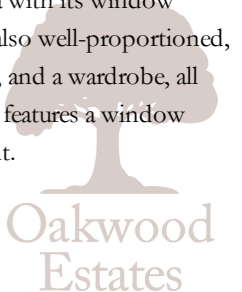


Oakwood Estates is thrilled to introduce this spacious mid-terraced property featuring an extended layout with two double bedrooms and a generous open-plan kitchen/dining/living room. The property, boasting no onward chain, has undergone a comprehensive update and expansion by the current owners. Additionally, it offers the convenience of driveway parking for two cars and a remarkable 155ft rear garden, complete with a dedicated home office/gym space.

Upon entering the property, you step into the entrance hallway, greeted by a staircase ascending to the first floor and a doorway leading to the expansive Kitchen/Dining/Living room. This open-plan space boasts generous dimensions, adorned with wooden flooring throughout. A bay window graces the front aspect, providing ample natural light. The room accommodates a dining area, featuring space for a table and chairs, along with notable elements such as a charming fireplace and convenient storage cupboards. The kitchen area within this space is thoughtfully designed, incorporating a blend of eye-level and base shaker kitchen units. Notable features include an integrated fridge/freezer, a range-style oven with an induction hob and extractor fan above, an integrated washing machine, and a sizable kitchen island. The island comes complete with a sink featuring a pull-out tap and abundant storage, complemented by quartz worktops that offer a generous work surface. The living area, part of the open-plan design, presents a semi-vaulted ceiling, accommodating space for a large L-shaped sofa. Bi-folding doors seamlessly connect this space to the rear garden, enhancing the indoor-outdoor flow.

Ascending to the first floor, you'll find two bedrooms and a family bathroom. The primary bedroom is generously sized, featuring a large bay window overlooking the front aspect, ample space for a king-size bed and bedside tables, and a walk-in dressing area with its window overlooking the front. This bedroom also boasts extensive wardrobe space and carpeted flooring. The second bedroom, also well-proportioned, offers a window with views of the rear garden and the adjacent field. It provides space for a double bed, bedside tables, and a wardrobe, all enhanced by carpeted flooring. The family bathroom exudes style with its tiled walls adorned with metro-style tiles. It features a window overlooking the rear garden, a low-level WC, a hand wash basin, and a bath with a shower attachment.





# Property Information

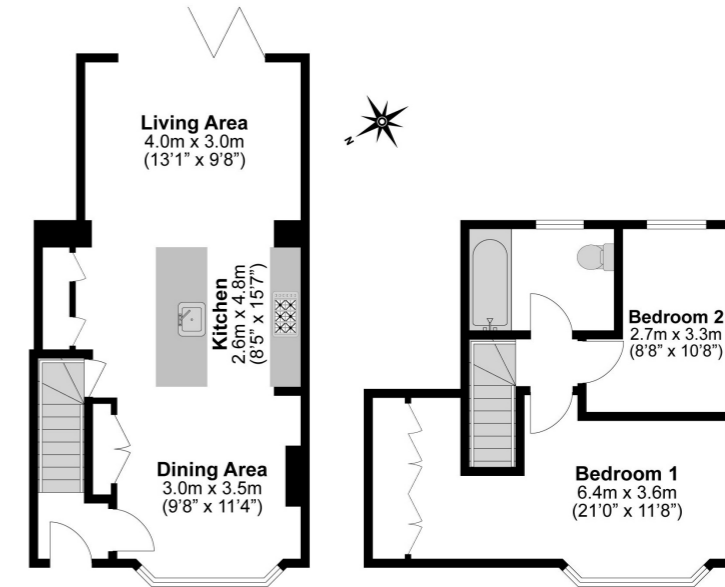
# Floor Plan

-  FREEHOLD
-  NO CHAIN
-  FULLY REFURBISHED THROUGHOUT
-  HOME GYM/OFFICE
-  OPEN PLAN KITCHEN/DINING/LIVING ROOM
-  COUNCIL TAX BAND D (£2,176 P/YR)
-  EXTENDED
-  155FT REAR GARDEN
-  TWO BEDROOMS
-  GREAT SCHOOL CATCHMENT AREA



Total Approximate Floor Area  
914 Square feet  
85 Square metres

					
x2	x1	x1	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

## Front Of House

The front of the property is a well-conceived blend of practicality and aesthetics, featuring a dedicated driveway for two cars, a convenient side passage, and the timeless charm of mature planting. This combination of elements not only enhances the property's functionality but also adds a touch of natural beauty to its external presentation.

## Rear Garden

The rear garden, with its advantageous South-facing orientation, unfolds as a delightful haven offering a blend of recreational and scenic features. A generously sized patio, strategically positioned, creates an inviting space ideal for social gatherings, al fresco dining, or simply unwinding on lazy summer days. This thoughtfully designed outdoor area provides a seamless transition from indoor to outdoor living, encouraging a harmonious connection with nature. Expanding across approximately 150 feet in length, the expansive grassy expanse adds an enchanting dimension to the landscape. This ample green space opens up various possibilities for outdoor activities, from family games to leisurely strolls, creating a versatile canvas for both relaxation and recreation. The lush greenery enhances the overall aesthetics of the garden, creating a serene and visually appealing backdrop. Adding to the allure, the garden extends its charm by backing onto green belt fields. This not only ensures a sense of privacy and tranquillity but also presents a picturesque vista that extends beyond the immediate boundaries. The proximity to green belt fields enhances the overall sense of space, providing a serene and unobstructed view that contributes to the idyllic charm of the property. In essence, the South-facing rear garden is a harmonious blend of functional outdoor spaces, natural beauty, and a seamless connection to the surrounding landscape, offering a perfect retreat for both relaxation and recreation.

## Summer House / Out Building

The versatile Summer House/Outbuilding presents an inviting and multifunctional space, well-suited for either a home office or gym. With the convenience of electricity, this area allows for a seamless integration of technology or fitness equipment. Its design and amenities make it an ideal retreat, offering a comfortable and private environment for work, exercise, or other personalized activities. Whether you seek a dedicated workspace away from the main house or a fitness haven with the convenience of power, this adaptable structure enhances the overall functionality and appeal of the property.

## Tenure

Freehold

## Council Tax Band

D (£2,176 p/yr)

## Plot/Land Area

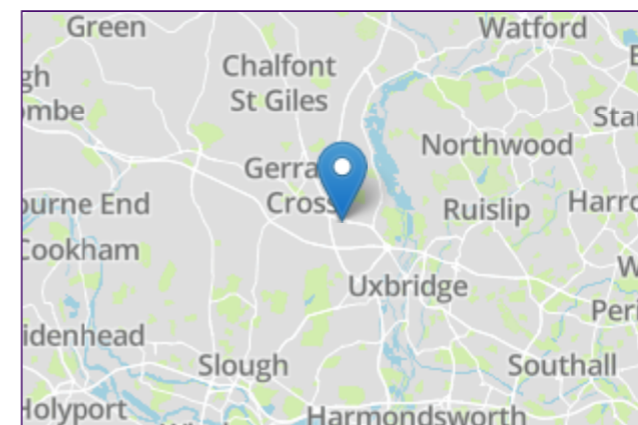
0.07 Acres (288.00 Sq.M.)

## Mobile Coverage

5G voice and data

## Internet Speed

Ultrafast



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	