

£280,000 Freehold







## Features

- Three Bedroom Detached Property
- Spacious Rooms
- Separate Dining Room
- Master Bedroom with En Suite
- Conservatory with French Doors to Garden
- Private Enclosed Rear Garden
- Integral Garage
- Parking for Multiple Cars
- Council Tax Band C
- EPC Rating C

## Summary of Property

This charming three-bedroom detached property offers a fantastic family home in a great location. The downstairs features a spacious dining room, a comfortable lounge, a well-equipped kitchen, and a bright conservatory, along with a convenient WC. Upstairs, the master bedroom boasts an en suite, while two other good-sized bedrooms provide ample space for the whole family. The main bathroom is also located on this floor. The property benefits from an integral garage and parking for multiple cars, as well as a private, enclosed garden to the rear, perfect for outdoor relaxation. A wonderful home with everything you need for modern living!

EPC Rating C Council Tax Band C

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		

# Room Descriptions

## Ground Floor

### Entrance Hallway

Accessed via a UPVC double-glazed front door, the hallway features tiled flooring, a radiator, a personal door to the garage, and stairs rising to the first floor.

### Kitchen

2.83m x 3.61m (9' 3" x 11' 10") Fitted with a range of wall and base units with contrasting worktops, a stainless steel sink and drainer with mixer tap, integrated gas hob, fan-assisted electric oven, plumbing for a washing machine, and space for a fridge/freezer. A UPVC double-glazed window overlooks the rear garden and a side door provides direct garden access.

### Ground Floor WC

1.4m x 1.02m (4' 7" x 3' 4") Comprising a low-level WC, wash hand basin with tiled splashback, radiator, and a UPVC double-glazed window to the side aspect.

### Dining Room

3.50m x 2.93m (11' 6" x 9' 7") The dining room includes a UPVC double-glazed window to the front, a radiator, and internal doors leading to the lounge.

### Lounge

3.41m x 4.12m (11' 2" x 13' 6") A bright and airy living space with a feature fireplace and fire, central heating radiator, and UPVC double-glazed French doors leading into the conservatory.

### Conservatory

2.85m x 3.52m (9' 4" x 11' 7") A fantastic additional living space with views over the garden, ideal for relaxing or entertaining.

### Landing

The landing provides access to all three bedrooms and the main bathroom. It also features a handy storage cupboard, offering additional space for convenience.

### Bedroom One

3.43m x 3.48m (11' 3" x 11' 5") The master bedroom is a double bedroom with fitted wardrobes, central heating radiator, TV aerial point, UPVC double-glazed window to the rear aspect, and access to the en suite.

### En Suite

2.17m x 1.4m (7' 1" x 4' 7") The en suite features a tiled shower cubicle with an electric shower, a pedestal wash hand basin, and a low-level WC. Additional features include a radiator, part-tiled walls, and a UPVC double-glazed window to the side aspect.

### Bedroom Two

2.85m x 3.46m (9' 4" x 11' 4") Bedroom two is a spacious double room, featuring a UPVC double-glazed window to the rear aspect and a radiator, providing a bright and comfortable space.

### Bedroom Three

4.64m x 2.17m (15' 3" x 7' 1") Bedroom three is a generous size with UPVC double-glazed window to the front aspect and radiator.

### Bathroom

2.18m x 1.7m (7' 2" x 5' 7") The bathroom is fitted with a panelled bath, pedestal wash hand basin, and low flush WC. Additional features include part-tiled walls, a radiator, an extractor fan, and a UPVC double-glazed window to the front aspect.

### Outside

To the front, the property offers a large driveway providing off-road parking for multiple vehicles and access to the integral garage with a metal up-and-over door. It also has

Floorplan



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.  
Made with Metropix ©2025