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2



B





Key Features

- Two double bedroom end-of-terrace house
- Popular residential development
- Two off-road parking spaces
- Spacious lounge with feature wall panelling
- Modern kitchen/diner with integrated appliances
- Principal bedroom with en-suite
- Family bathroom & downstairs cloakroom
- Westerly aspect rear garden with side access
- Excellent access to A24 & A27
- Council Tax Band C | EPC Rating B

We are pleased to offer this stylish two double bedroom end-of-terrace family home, situated within a popular residential estate and benefiting from two off-road parking spaces and a private westerly aspect rear garden. The property provides well-presented accommodation arranged over two floors, with a spacious lounge, impressive kitchen/diner, two bathrooms, downstairs cloakroom and useful built-in storage.

The property is entered via a welcoming entrance hall, with attractive wood flooring continuing throughout the ground floor. A useful downstairs cloakroom is conveniently positioned off the hall, while the spacious lounge is located to the front and features bespoke wall panelling, creating an attractive contemporary focal point.

The kitchen/diner extends across the rear of the house and provides a particularly sociable space, with a good range of modern wall and base units, integrated appliances and ample room for a dining table and chairs. The rear-facing aspect provides pleasant views towards the garden, while a large understairs cupboard offers excellent additional storage.

To the first floor, a spacious landing gives access to both double bedrooms, the family bathroom and loft space. The principal bedroom overlooks the rear garden and enjoys a pleasant westerly aspect, together with the benefit of a private en-suite shower room. The second double bedroom is also generously proportioned, with attractive panelling to the bed position, an easterly aspect and useful built-in storage over the staircase.

The family bathroom is partly tiled and fitted with a panel-enclosed bath with electric shower over, wash basin and WC, together with an extractor and external window providing natural light and ventilation.

Outside, two private off-road parking spaces are provided to the front. The fence-enclosed rear garden enjoys a westerly aspect and offers a pleasant setting for outdoor dining, entertaining or relaxing, with the added convenience of side access.

Further benefits include carpets to the stairs, landing and bedrooms, together with convenient access to local shops, parks and bus routes, as well as the A24 and A27 road networks.



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Floor Plan Peony Grove

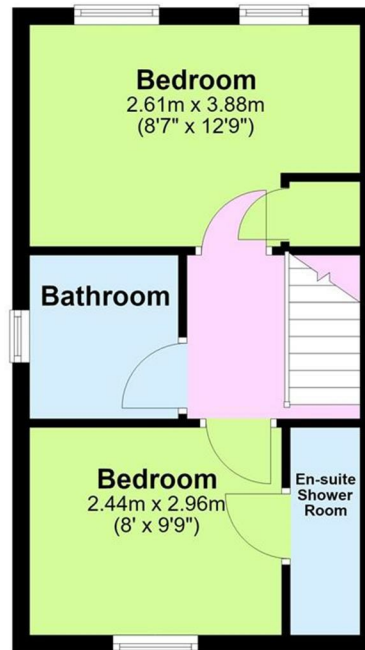
Ground Floor

Approx. 30.0 sq. metres (322.5 sq. feet)

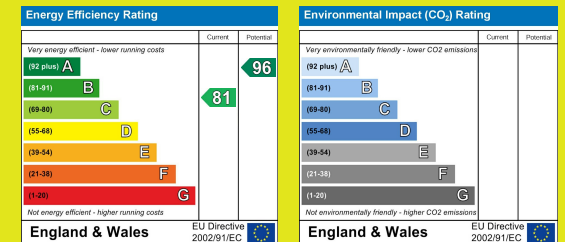


First Floor

Approx. 27.8 sq. metres (299.7 sq. feet)



Total area: approx. 57.8 sq. metres (622.2 sq. feet)



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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