



**** 3/4 Bedrooms ** Flexible Living Accommdation ** Substantial Family Home ** Generous Plot **** A stunning 3/4 bed semi-detached, presenting a perfect opportunity for those seeking a modern & comfortable living space with accommodation over 3 floors and a purpose built outbuilding.

An entrance hall incorporating a downstairs w/c, leading to the kitchen & the staircase to the upper levels. The modern kitchen/diner, boasts a stylish array of wall & base units, space and plumbing for appliances & a gas hob with extractor, space to comfortably accommodate a dining table, finished with patterned flooring, a window to front and gas central heating.

The bright & inviting living room at the rear features a contemporary media wall with built-in shelving & ambient side lighting. With ample room for multiple sofas, the space is further enhanced by patio doors that open directly onto the rear garden, seamlessly blending indoor & outdoor living. The laminate flooring throughout this area adds a modern touch.

On the first floor, you will find two well-proportioned bedrooms, each capable of housing double beds & wardrobes, adorned with light grey carpets & double-glazed windows that invite natural light. The modern family bathroom is equipped with a three-piece suite, including a shower over the bath, & is fully tiled for a sleek finish. Additionally, a versatile room currently serves as an office/nursery, offering flexibility to suit your needs leading to the stairs to the top floor.

The second floor is dedicated to a spacious principal bedroom, complete with room for wardrobes, with some already fitted, a plush carpet finish, alongside an occasional bedroom, previously equipped with an en-suite.

Externally, The house sits on a generous plot offering parking for multiple vehicles to the front and side. The back garden is fully enclosed with a large lawn, raised decking and a purpose built outbuilding with insulation and power, currently utilised as another double bedroom.



Fixtures & fittings Substantial Three/Four Bedroom Semi-Detached Family Home With Large Private Rear Garden, Generous Room Sizes & Excellent Transport Links.	Services INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Wallace Home Finances Ltd, who are authorised and regulated by the Financial Conduct Authority.
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