



- **Energy Rating - D**
- **Extended**
- **Driveway Providing Off Street Parking**
- **Ground Floor Shower Room**
- **UPVC Double Glazing & Gas Central Heating**

- **Three Bedroom Home**
- **South Facing Garden**
- **Utility Room**
- **Kitchen/Diner**
- **Light & Airy Throughout**

Welcome to this charming three-bedroom semi detached home, a sanctuary designed for discerning buyers who seek both comfort and sophistication. Impeccably maintained, this residence offers a thoughtfully crafted layout featuring a warm and inviting lounge, a contemporary kitchen/diner equipped with built-in appliances and French doors leading to the garden, a utility room, and a convenient ground floor shower & toilet room

Ascending to the first floor, you'll discover two double bedrooms and a spacious third single bedroom that can be used as a home office, there is also a good sized family bathroom with a shower over the bath

Modern conveniences abound in this home, including UPVC double glazing and gas central heating. The property also includes a large driveway for off street parking & a side extension

Outside, the generously sized south-facing rear garden beckons with its patio, lawn, covered decking area and a shed perfect for storage or conversion into a living space. This idyllic setting provides the perfect space for relaxation and outdoor enjoyment.

In essence, this home epitomizes tasteful living, presenting an unparalleled opportunity for those beginning their journey into homeownership.

Living Room 18'5" x 14'9" (5.63 x 4.52)

Kitchen/Diner 19'3" x 12'2" max (5.89 x 3.71 max)

Utility 18'11" max x 8'2" max (5.78 max x 2.51 max)

Ground Floor Shower Room 6'10" x 3'3" (2.10 x 1.01)

Bedroom Two 11'4" into recess x 10'8" (3.47 into recess x 3.27)

Bedroom One 13'2" x 10'8" (4.03 x 3.26)

Bedroom Three 9'11" x 7'1" (3.04 x 2.16)

Bathroom 7'0" x 6'3" (2.15 x 1.92)

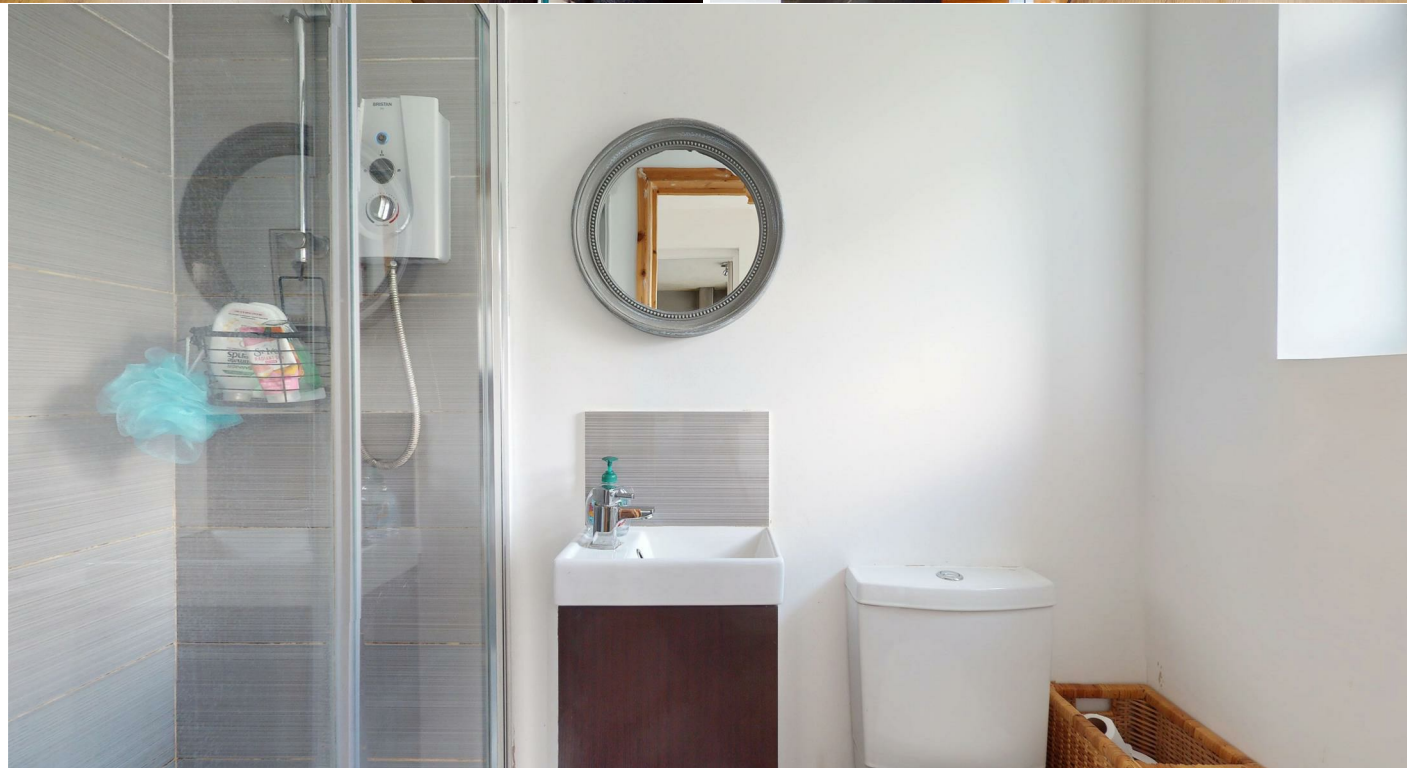
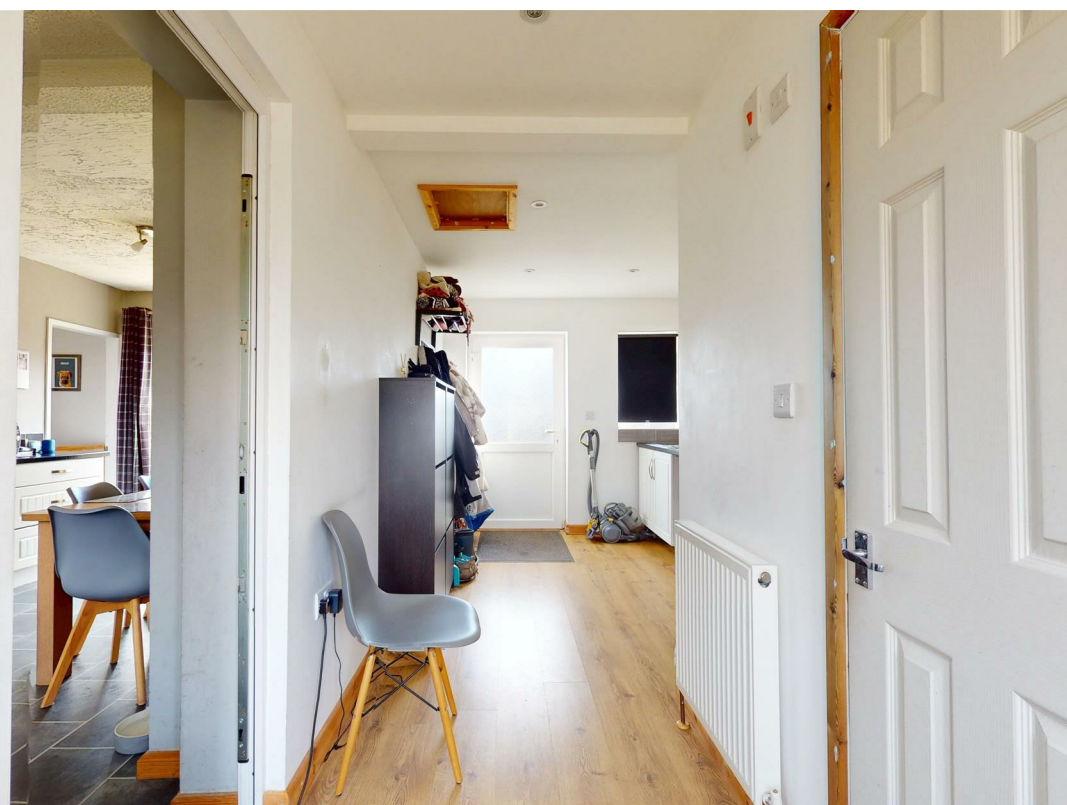
Tenure - Freehold

Council Tax Band - A

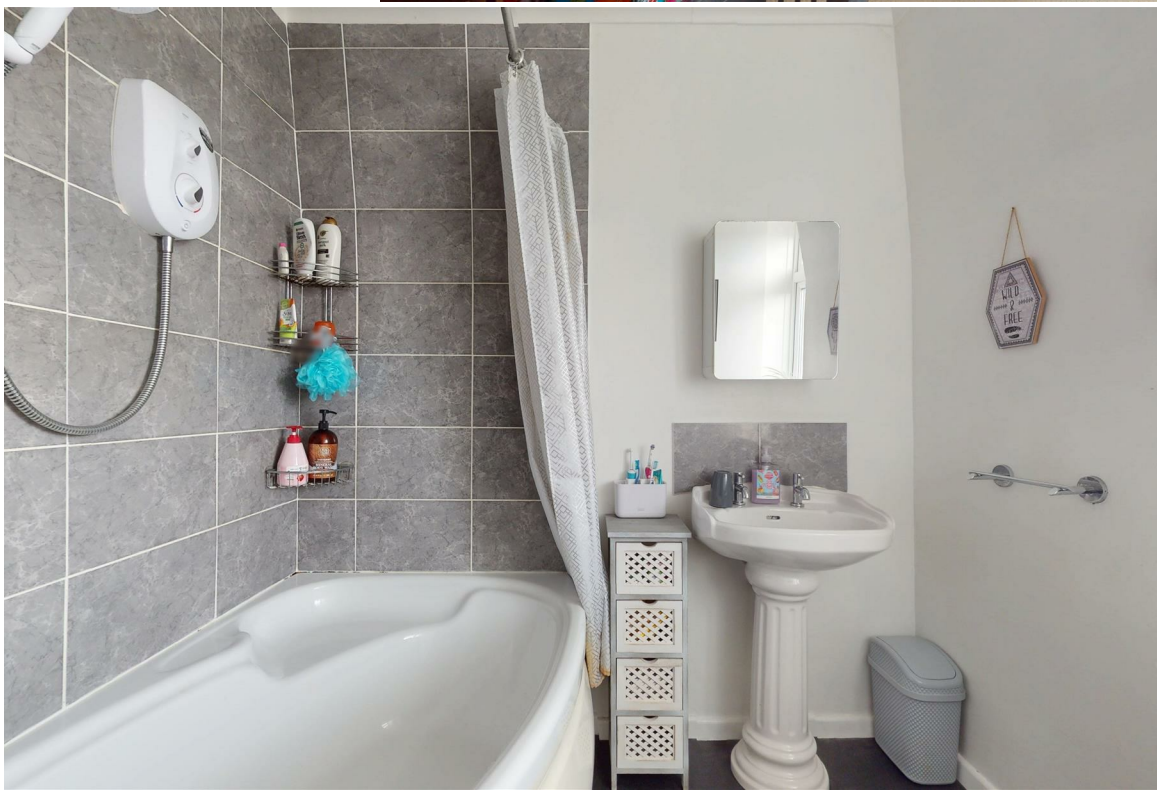








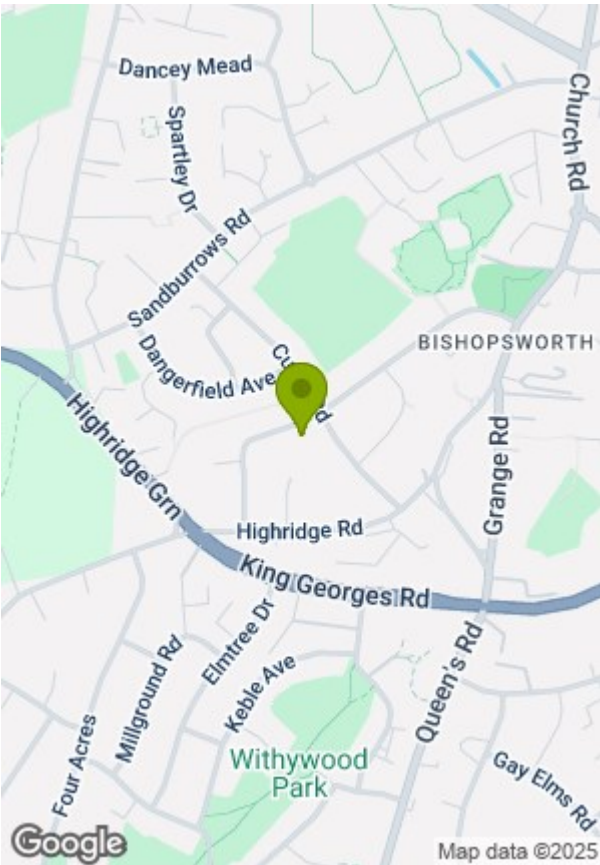








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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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