





- Energy Rating - C
- Southernly Facing Garden
- Porch
- Bay Fronted Living Room
- UPVC Double Glazing & Gas Central Heating

- Three Bedroom Home
- Driveway Providing Off-Street Parking
- Kitchen/Diner
- Brick Built Storage Shed
- Close To Local Amenities

Greenwoods is thrilled to present this charming and spacious three-bedroom semi-detached home, now available to the market with an added advantage.

As you arrive, the property greets you with a welcoming porch, offering ample space for coats, shoes, and a warm first impression of the home. A driveway at the front provides convenient off-street parking, adding to the home's practicality.

Stepping inside, the cozy lounge features a beautiful bay-fronted window, providing plenty of natural light and an inviting space for relaxation. Adjacent to the lounge, the expansive kitchen-diner offers generous countertop space and a versatile layout that includes a spacious dining area. This space doubles as a second reception room and enjoys direct access to the rear garden—ideal for family meals, entertaining guests, or simply enjoying the outdoors.

Upstairs, the first floor offers two well-proportioned double bedrooms, one complete with built-in wardrobes, and a versatile single bedroom ideal for a child's room or a home office. Completing the upper level is a spacious, well-presented bathroom featuring a shower over the bath.

Outside, the enclosed south-facing garden provides a private and tranquil retreat, thoughtfully laid to patio and low-maintenance astroturf, with the added benefit of a brick-built storage shed.

Additional highlights include UPVC double glazing throughout and gas central heating powered by a modern combination boiler, ensuring year-round comfort and efficiency.

This delightful home is conveniently situated close to local shops, reputable schools, reliable bus routes, and essential amenities—offering a blend of comfort and practicality for its fortunate new owners.

Don't miss the opportunity to make this versatile and welcoming property your new home!

Living Room 13'4" x 9'8" (4.07 x 2.95)

Kitchen/Diner 18'2" x 9'6" (5.55 x 2.90)

Bedroom One 12'7" x 11'0" (3.85 x 3.37)

Bedroom Two 13'10" max x 9'4" (4.24 max x 2.85 )

Bedroom Three 9'8" x 8'9" (2.96 x 2.68)

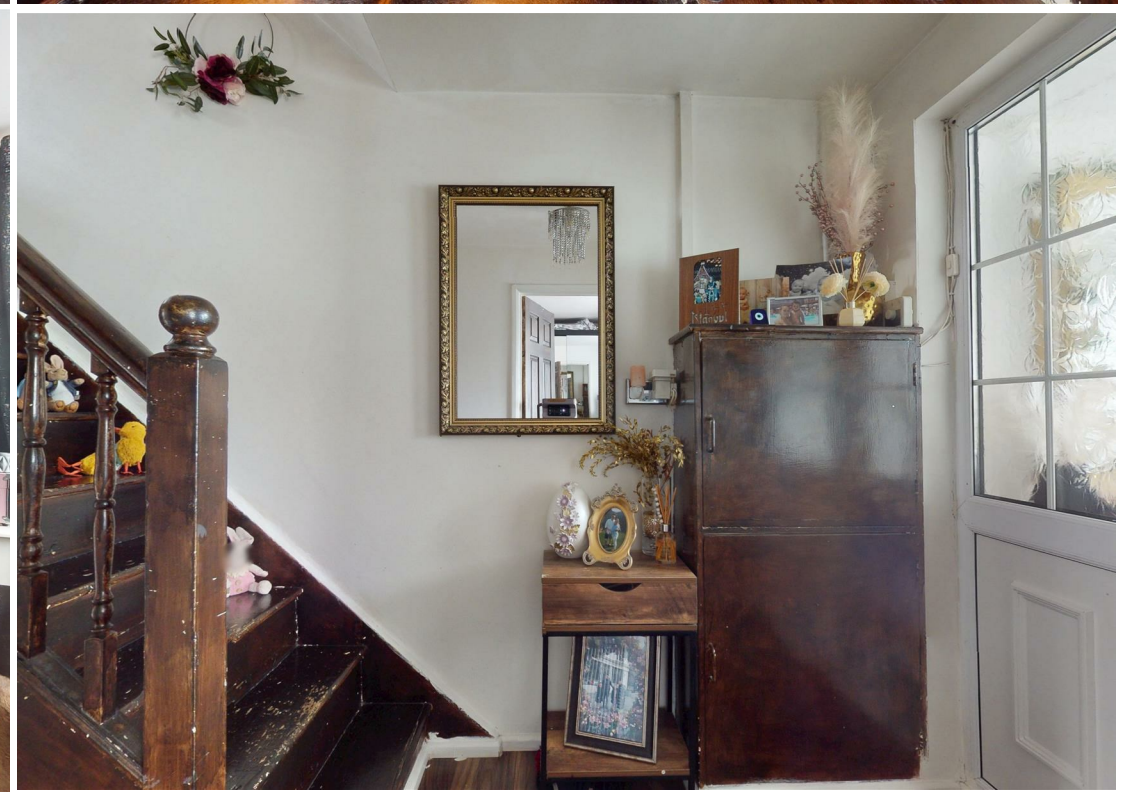
Bathroom 7'8" x 5'5" (2.36 x 1.67)

Tenure - Freehold

Council Tax Band - b



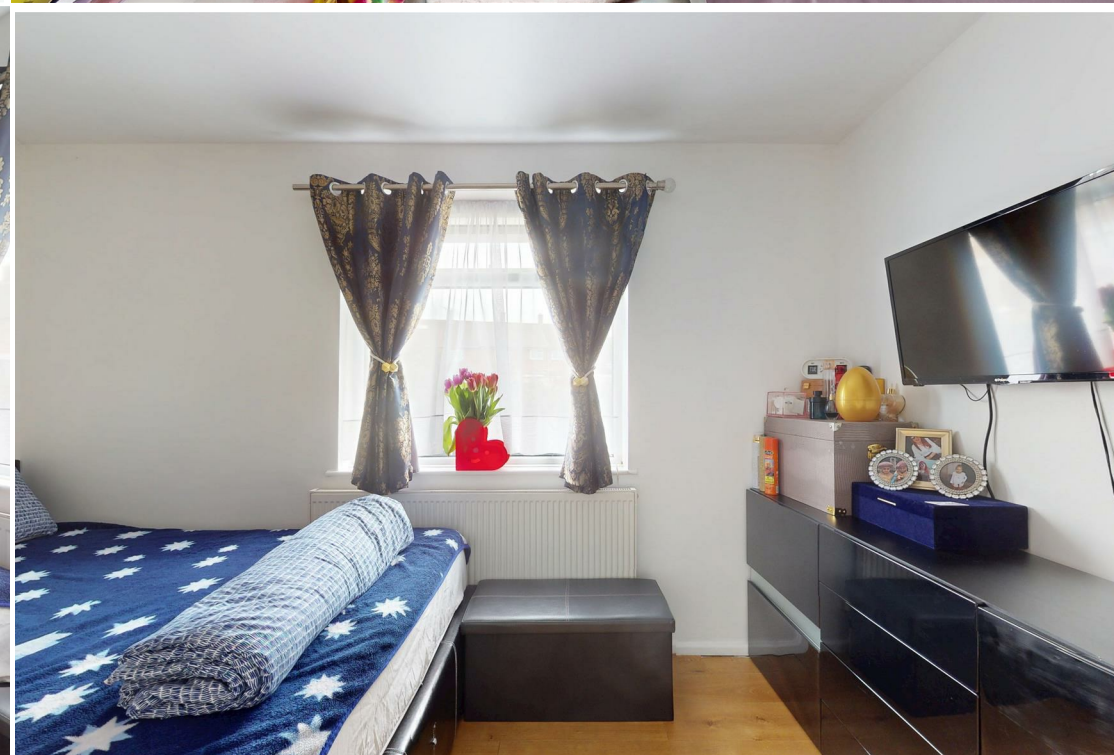




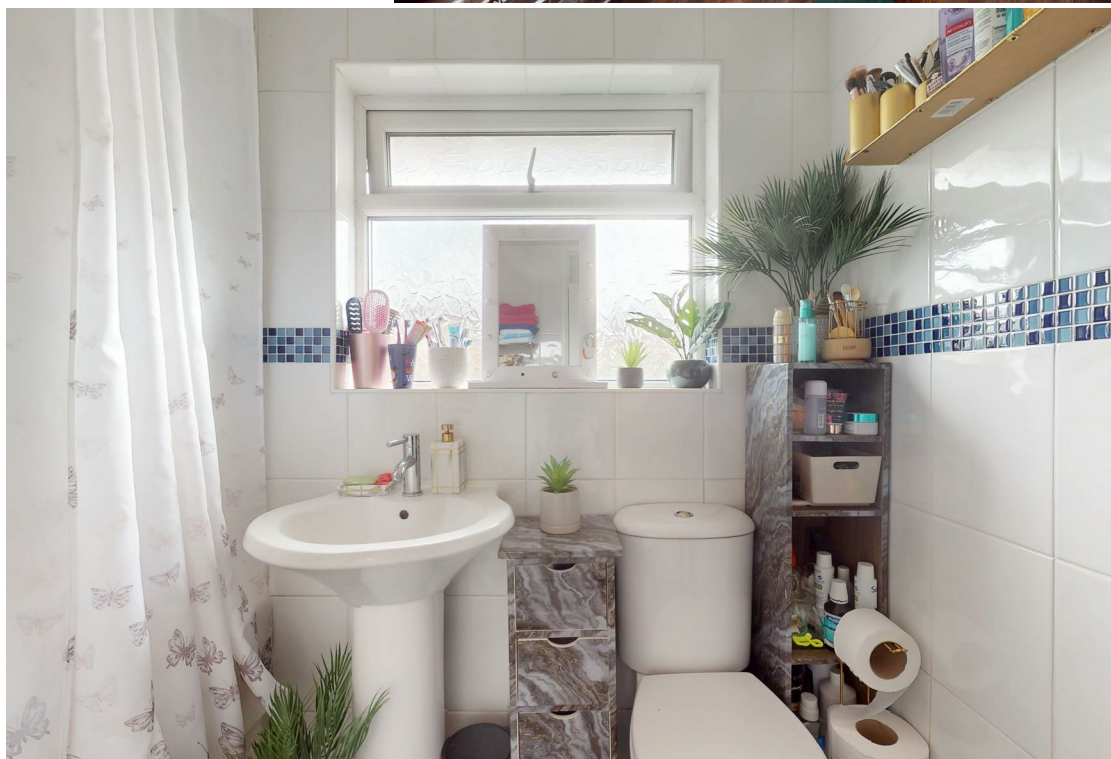










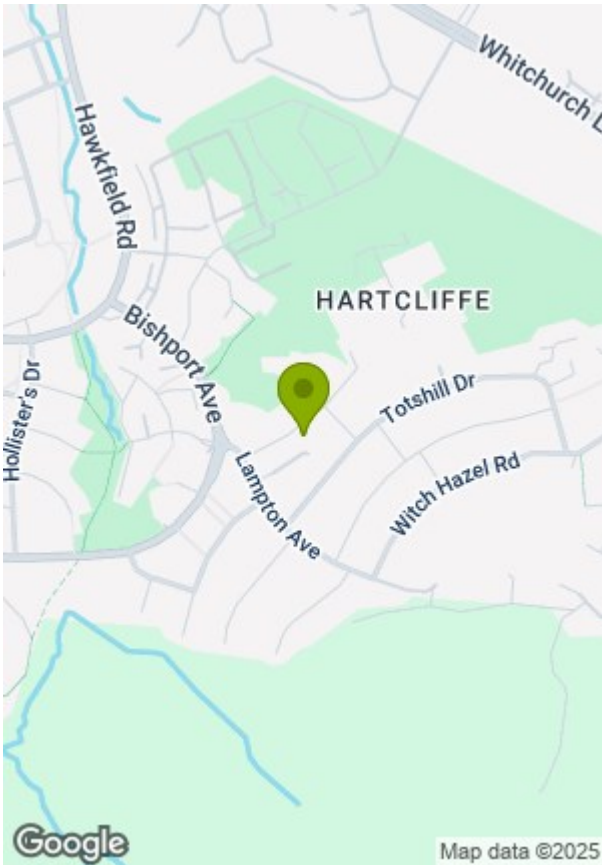








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| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         | 86        | (92 plus) A   |                         |           |
| (81-91) B                                   |                         |           | (81-91) B   |                         |           |
| (69-80) C                                   | 72                      |           | (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 <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales   | EU Directive 2002/91/EC |           |

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