





GENERAL INFORMATION

This charming semi detached property offers a unique combination of features: close proximity to the city centre, privacy, off road parking for four vehicles and an extensive garden. On the ground floor the property boasts three reception rooms: a spacious lounge, a dining room with wood burner and an additional room suitable for study, playroom, office etc. The well appointed kitchen is designed for functionality and style providing a welcoming place for culinary activities. There is also a large understairs storage cupboard. The first floor comprises three bedrooms and three large storage cupboards off the landing. The master bedroom and the third bedroom both feature elegant bay windows offering delightful views over the city and to the sea. A four piece suite bathroom serves the household , equipped with modern fixtures to ensure comfort and convenience. Externally, the property features a driveway for four vehicles, including an electricity point. The rear of the house opens up to a substantial, well maintained private garden: ideal for a safe play area or equally for entertaining. This leads to a further 'lower garden' with many potential uses. The property represents the perfect blend of practicality and aesthetic appeal making it an excellent choice for a wide range of buyers.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

**Lounge**  
12'11" (into bay) x 11'6" (3.96m (into bay) x 3.51m)

**Office/Lounge**  
9'10" x 7'6" (3.00m x 2.29m)

**Kitchen**  
8'11" x 8'11" (2.74m x 2.72m )

**Dining Room**  
12'7" x 12'7" (3.86m x 3.84m)



First Floor

Landing

**Bedroom 1**  
13'5" (into bay) x 11'8" (4.11m (into bay) x 3.56m)

**Bedroom 2**  
12'5" x 12'0" (3.81m x 3.66m)

**Bedroom 3**  
12'5" (into bay) x 7'10" (3.81m (into bay) x 2.41m)

Bathroom

External

Driveway to Front

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - C

N.B

You are advised to refer to Ofcom checker for mobile signal and coverage.

