



£250,000

\*FOUR BEDROOM/TWO RECEPTION ROOMS\* \*WELL PRESENTED THROUGHOUT\* \*TWO BATHROOMS PLUS SHOWER WETROOM\* \*POPULAR LOCATION\*  
\*DRIVEWAY PARKING\* \*IDEAL FOR FIRST TIME BUYERS\* \*FAMILY HOME\*

Nestled in the charming area of Daisy Fields, this well-presented semi-detached house offers a delightful blend of comfort and flexibility. With four spacious bedrooms, including a versatile fourth bedroom that can easily serve as an additional reception room, this property is perfect for families or those seeking extra space for guests or a home office. Those with a dependant relative will find the setup of the property ideal, with a downstairs shower room adding extra convenience. The layout is designed to accommodate modern living, ensuring that every corner of the home is utilised effectively. Outside, the property features lovely gardens that offer a tranquil retreat, ideal for enjoying the fresh air or hosting summer gatherings. Additionally, there is driveway parking available. Situated in a popular location, this property is close to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. With its flexible living accommodation and attractive features, this semi-detached house in Daisy Fields is a wonderful opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this charming property your new home.

Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

**IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT. PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.**

| Energy Efficiency Rating                    |                    | Current                 | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                  |                    | Current                 | Potential |
|---------------------------------------------|--------------------|-------------------------|-----------|-----------------------------------------------------------------|--------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92 plus) <b>A</b> |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions | (92 plus) <b>A</b> |                         |           |
| (81-91) <b>B</b>                            |                    |                         |           | (81-91) <b>B</b>                                                |                    |                         |           |
| (69-80) <b>C</b>                            |                    |                         |           | (69-80) <b>C</b>                                                |                    |                         |           |
| (55-68) <b>D</b>                            |                    |                         |           | (55-68) <b>D</b>                                                |                    |                         |           |
| (39-54) <b>E</b>                            |                    |                         |           | (39-54) <b>E</b>                                                |                    |                         |           |
| (21-38) <b>F</b>                            |                    |                         |           | (21-38) <b>F</b>                                                |                    |                         |           |
| (1-20) <b>G</b>                             |                    |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions | (1-20) <b>G</b>    |                         |           |
| Not energy efficient - higher running costs |                    |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                    |                         |           |
|                                             |                    | 78                      | 83        |                                                                 |                    |                         |           |
| EU Directive 2002/91/EC                     |                    | EU Directive 2002/91/EC |           | EU Directive 2002/91/EC                                         |                    | EU Directive 2002/91/EC |           |