





## Property Description

The property features an entrance porch that leads into a spacious hallway, complemented by a convenient downstairs cloakroom. The lounge boasts a striking bay window, while the standout open-plan kitchen, dining, and family room showcases modern gloss-fitted kitchen units and integrated appliances, enhanced by bi-fold doors that open to the garden. On the first floor, there are two double bedrooms equipped with fitted wardrobes and one single bedroom, along with a stylish family bathroom. Accessed through iron gates, the exterior offers secure off-road parking on the driveway, and the rear of the property presents a low-maintenance private garden.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

## Entrance Porch

Double glazed entrance door to the front elevation, door to

## Hallway

Stairs to first floor accommodation, double glazed window to side elevation, herringbone flooring.

## Cloakroom

Suite to comprise wash hand basin, low level w.c., double glazed window to the side.

## Lounge

Double glazed bay window to the front elevation, t.v point radiator.

## Open Plan Kitchen /Family Room

The kitchen and dining area features a well-equipped fitted kitchen that includes an extensive selection of gloss wall and base units complemented by durable work surfaces. It is equipped with a stainless steel sink and drainer, an electric oven and hob with an extractor fan, and showcases elegant herringbone flooring. The space is enhanced by downlights and is illuminated by double-glazed windows on the side and rear, as well as double-glazed skylights. Additionally, the area opens up to the patio through double-glazed bi fold doors, creating a seamless transition between indoor and outdoor spaces.

Lounge area with feature media wall

**First Floor**

**Landing**

Double glazed window to side elevation, loft access.

**Bedroom One**

Double glazed bay window to the front elevation, built in wardrobes, radiator.

**Bedroom Two**

Double glazed window to the rear, fitted wardrobes, radiator.

**Bedroom Three**

Double glazed window to the front, radiator.

**Bathroom**

Suite to comprise paneled bath, wash hand basin, low level w.c., separate shower cubicle, double glazed window to the rear, airing cupboard, tiling, tiled floor , airing cupboard and down lights.

**Outside**

**Front Elevation**

The property is accessed through double iron gates, ensuring secure off-road parking on a tarmac driveway.

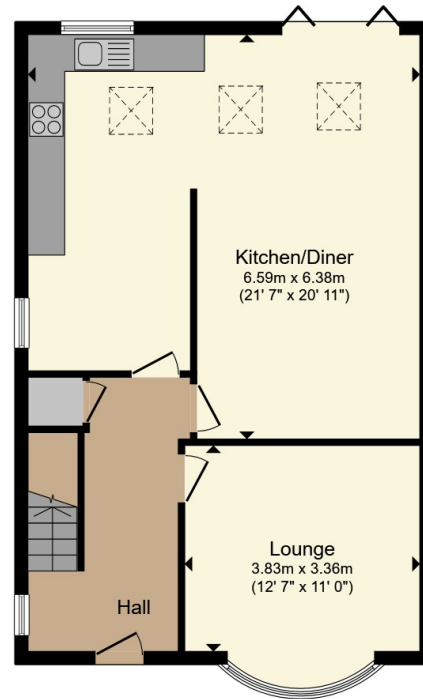
**Rear Elevation**

The rear garden features a low-maintenance design, incorporating a paved patio area and artificial lawn. summer house, outdoor lighting, and a gate that provides side access.

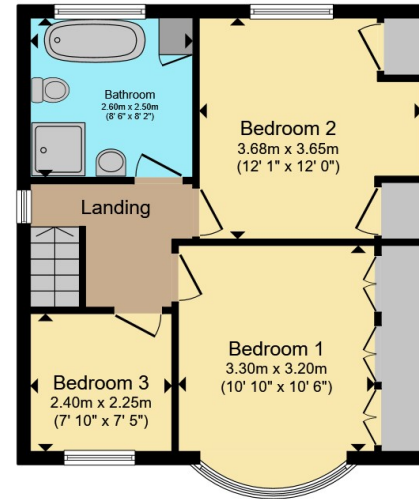








**Ground Floor**



**First Floor**

Total floor area 111.4 m<sup>2</sup> (1,199 sq.ft.) approx

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EPC Rating: D Council Tax  
Band: D

Tenure: Freehold

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