



An attractive and modern red brick semi-detached home, built in 2021, offering flexible 3/4 bedroom accommodation arranged over three floors. Ideally positioned for commuters and families alike, the property enjoys a highly convenient location within easy reach of local amenities, schools, parks, and excellent transport links.

The property is approached via a generous gravel driveway providing ample off-road parking, along with an inviting canopy porch. Inside, a welcoming entrance hall offers useful under-stairs storage and access to a versatile study/fourth bedroom, a cloakroom housing the gas-fired central heating boiler, and a well-proportioned sitting room featuring an oak balustrade staircase leading to the lower ground floor.

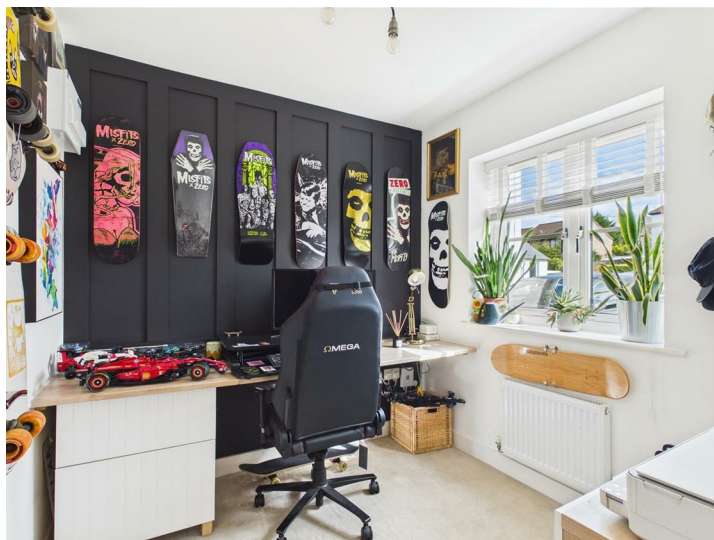
The lower ground floor is a standout feature of the home, showcasing a stunning open-plan kitchen/dining/family room with a vaulted ceiling and two skylights, creating a wonderfully light and airy space. The contemporary kitchen is fitted with a stylish range of units, a breakfast bar, and high-quality integrated appliances. French doors open directly onto the rear garden, while additional under-stairs storage enhances practicality.

On the first floor, the property offers two generous double bedrooms and a third bedroom currently used as a dressing room, alongside a beautifully refitted shower room with modern fittings and a landing with built-in storage.

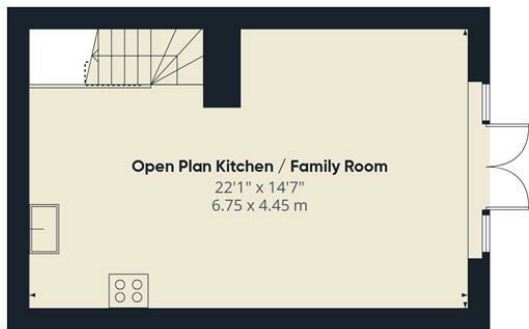
Externally, the home benefits from a delightful, level rear garden featuring lawn, well-stocked flower borders, two seating areas, gated side access, and a useful timber storage shed—ideal for outdoor entertaining and family life.

An internal viewing is highly recommended to fully appreciate the space, versatility, and quality on offer.

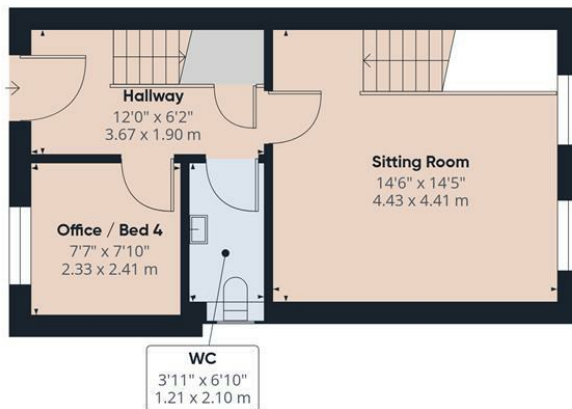
- Attractive red brick semi-detached home built in 2021
- Ample off-road parking via gravel driveway
- Contemporary kitchen with breakfast bar and integrated appliances
- Versatile study/fourth bedroom on the ground floor
- Landscaped rear garden with seating areas and timber shed
- Flexible 3/4 bedroom accommodation over three floors
- Stunning open-plan kitchen/dining/family room with vaulted ceiling
- French doors opening onto a private rear garden
- Modern refitted shower room with stylish fittings
- Excellent location within walking distance of schools, shops, parks, and transport links



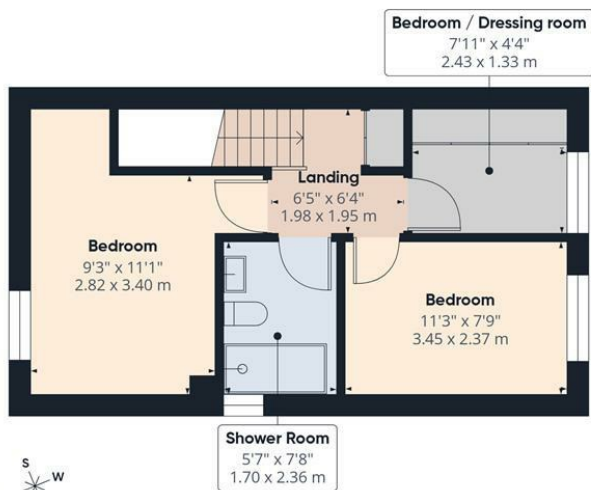




Ground Floor



First Floor



Second Floor



Approximate total area⁽¹⁾

1015 ft²
94.4 m²

Reduced headroom

3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-38) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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