





## Property Description

This three-bedroom end-terraced home, situated in a popular residential, offers spacious accommodation and an inviting layout ideal for modern family living. The property opens into a welcoming hallway that leads through to a bright and generously sized lounge, perfect for relaxing or entertaining. To the rear, an impressive open-plan kitchen and dining area creates the heart of the home, featuring a contemporary design, ample worktop space, and a large central island. With direct access to the rear garden, this space is ideal for everyday living as well as hosting family and friends.

Also located on the ground floor is a well-appointed family bathroom, complete with both bath and separate shower, offering convenience and comfort.

Upstairs, the home features three well-proportioned bedrooms. The main bedroom provides a peaceful retreat with space for bedroom furnishings, while the second bedroom is equally versatile and welcoming. The third bedroom offers flexibility for use as a child's bedroom, guest room, or home office.

Outside, the property benefits from front and rear gardens, providing pleasant outdoor space for relaxation, gardening, or entertaining. With its generous layout, modern features, and convenient location close to local amenities and transport links, this home is an excellent choice for a variety of buyers.

## Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

## Ground Floor

### Entrance Hall

External door to the front, stairs to the first floor, coving, radiator.

### Lounge

Window to the front, coving, radiator, laminate flooring.

### Kitchen / dining room

Window and French patio doors to the rear, a range of wall and base units with rolled edge work surfaces, double sink with mixer tap, integrated oven and hob with cooker hood, stainless steel cooker splash back, mosaic tile splash backs, coving, spot lights, laminate flooring.

### Bathroom

Window to the front, corner bath, walk in shower cubicle, pedestal wash hand basin, low level WC, extractor fan, vinyl flooring, tiled

splash backs, heated towel rail.

## First Floor

### Bedroom One

Windows to the front, built in storage cupboard, coving, radiator.

### Bedroom Two

Window to the rear, coving, radiator.

### Bedroom Three

Window to the rear, built in storage cupboard, coving, radiator.

## Externally

### To The Front

Double gated access, paving providing off street parking, laid to lawn, established shrubbery.

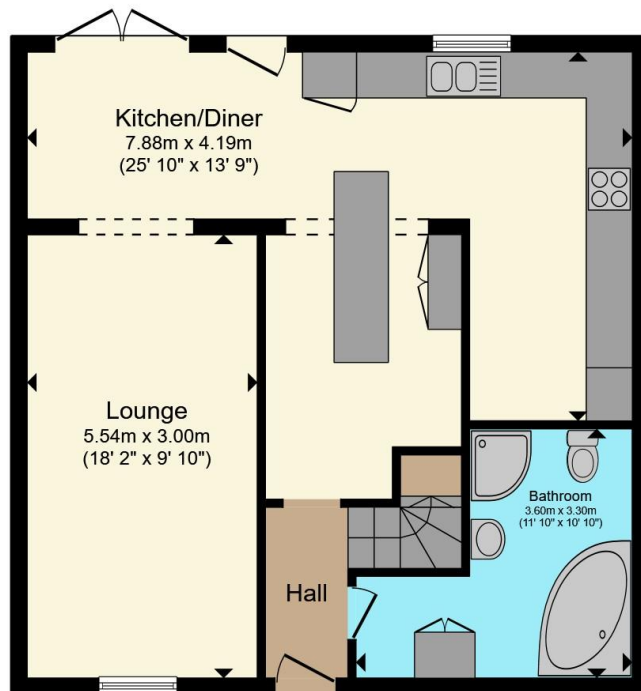
### To The Rear

Low maintenance rear garden, fully enclosed, block paved, slabbed.

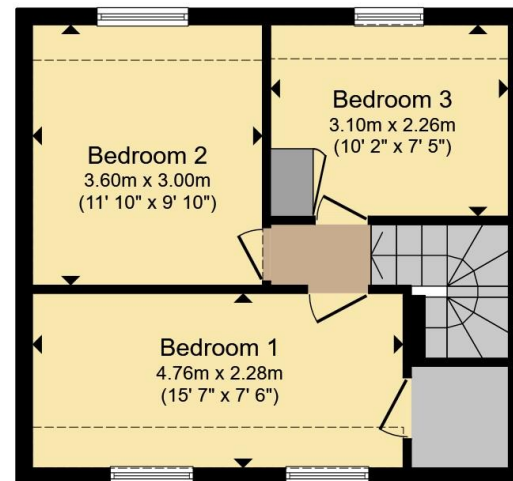








**Ground Floor**



**First Floor**

Total floor area 100.1 m<sup>2</sup> (1,078 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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EPC Rating: D Council Tax  
Band: B

Tenure: Freehold

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