





# FOR STARTERS



OFFERS OVER  
£295,000

## MAIN COURSE

**\*\*Beautifully Presented 2-Bedroom Semi-Detached Home on a Quiet Cul-de-Sac\*\***

This beautifully presented two-bedroom semi-detached home, built in 2014, is perfectly situated on a quiet cul-de-sac with no passing traffic, offering peace and privacy in a sought-after location. The property has great curb appeal, with an attractive frontage, two allocated parking spaces, and convenient side access leading to the rear garden.

Upon entering the home, you're welcomed into a lovely hallway that sets the tone for the rest of the property. Immediately to the left is a modern downstairs WC, and the staircase is neatly tucked away, adding to the sense of space and thoughtful design. To the right, you'll find a fully fitted kitchen that is both pristine and highly functional, complete with sleek units and a full range of integrated appliances, making it ready to move straight into.

The rear of the property features a spacious and bright lounge dining room, enhanced by French doors that open out onto the private garden. Large glass panels on either side of the doors allow plenty of natural light to flood in, creating a warm and welcoming atmosphere. This room also includes a useful under-stairs storage cupboard, perfect for keeping things neatly out of sight.

Upstairs, the home continues to impress with two generously sized double bedrooms. The master bedroom benefits from stylish fitted wardrobes and still offers ample space for a large chest of drawers or





even an additional wardrobe, if required. The second bedroom also comfortably fits a double bed and features its own fitted wardrobes, making it ideal for guests, children, or a home office. The shower room has been tastefully upgraded with a luxurious double walk-in shower and stunning marble-effect tiling, creating a high-end, spa-like feel.

The rear garden is a real highlight, being completely private and low maintenance, ideal for relaxing or entertaining with minimal effort. There is also a good-sized shed, offering additional practical storage.

Viewing is highly recommended to fully appreciate everything this exceptional property has to offer.



# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - C



EPC  
Band - C



North East Facing



Mains Electric,  
Water, Drainage



Gas Central Heating



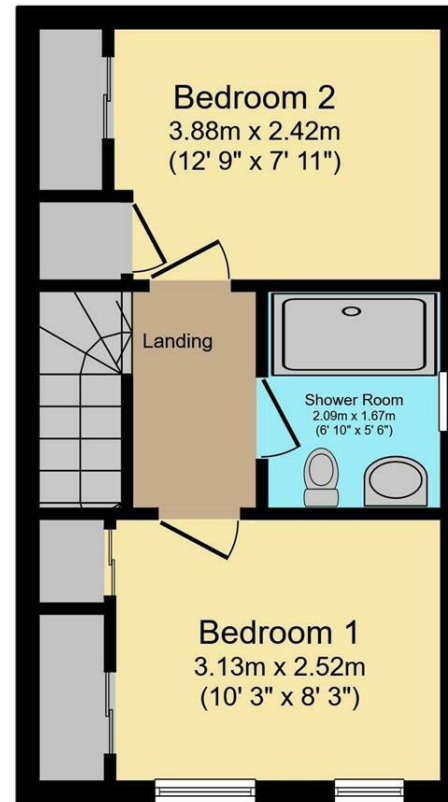
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A LOOK INSIDE?  
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**Ground Floor**



**First Floor**

Total floor area 55.9 m<sup>2</sup> (601 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). Plan produced for Purplebricks. Powered by www.focalagent.com

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