





# FOR STARTERS



ASKING PRICE  
£450,000

## MAIN COURSE

This beautifully extended and tastefully modernised semi-detached home offers stylish and spacious accommodation throughout, with contemporary finishes. Situated in a popular and well-established residential area, the property enjoys a highly convenient location close to a range of local amenities, including schools, parks, major transport links, and is within easy reach of the town centre.

Upon entering, you are welcomed into a generous and inviting entrance hallway which sets the tone for the rest of the home. The property has been thoughtfully extended to the rear and side to create an open, flowing ground floor layout that is ideal for modern family living. The heart of the home is the impressive open-plan lounge and dining area, a bright and flexible space with direct access to the rear garden, perfect for both everyday living and entertaining guests. The room is beautifully presented with a contemporary aesthetic and benefits from excellent natural light thanks to large windows and doors leading out to the patio.

To the front of the property sits a well-designed kitchen, fitted with modern units and ample worktop space, offering functionality as well as style. Also on the ground floor is a versatile additional room, currently arranged as a bedroom but equally suitable for use as a home office or study, complete with its own en suite shower room, ideal for guests, multi-generational living, or working from home.

A separate utility room provides valuable additional storage and laundry space, helping to keep the main living areas clutter-free. From here is a access to your integral garage, as well as an outdoor area to the front, perfect for keeping your bins away.

Upstairs, the property continues to impress with three generously sized





double bedrooms, all beautifully presented and offering comfortable accommodation for families of all sizes. A spacious and modern shower room serves the upper floor, alongside a separate WC for added convenience.

Outside, the property occupies a fantastic plot with a south-facing rear garden that is both established and wonderfully private. The garden features a well-maintained lawn and a patio area, perfect for outdoor dining, summer entertaining, or simply relaxing in the sun. It is a particularly notable feature of the home, offering excellent outdoor space rarely found in properties of this type. To the front, a private driveway provides off-road parking for multiple vehicles and leads to a single garage fitted with power and lighting, ideal for secure storage, a workshop, or further parking if required.

This is a fantastic opportunity to acquire a stylish and versatile home on a generous plot in a convenient and desirable location, perfect for families, downsizers, or buyers seeking adaptable living space in a well-connected area.



# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - D



EPC  
Band - C



South Facing Rear  
Garden



Mains Gas, Electric,  
Water & Drainage



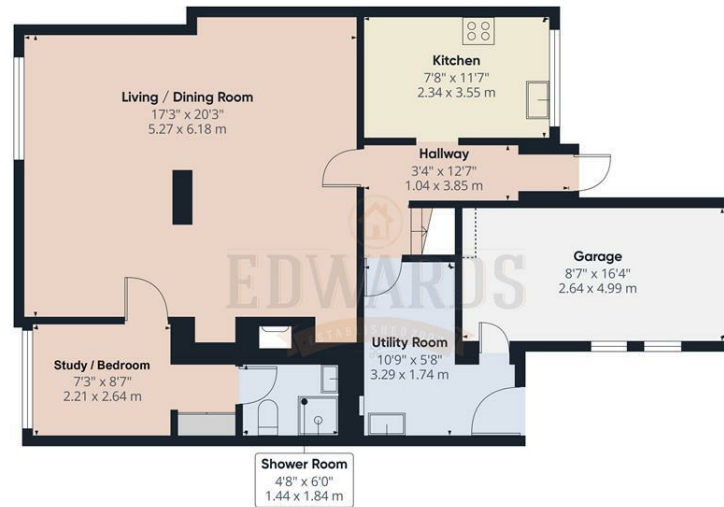
Heating System  
Gas Central Heating



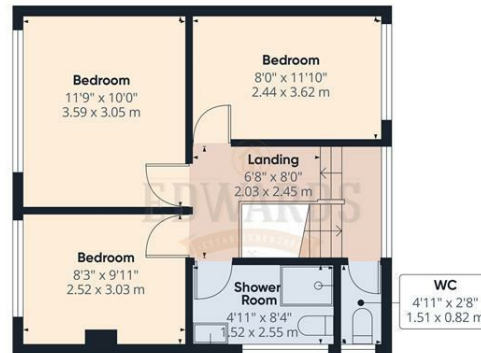
Thomas Jolyffe  
Primary

WHY NOT TAKE  
A LOOK INSIDE?  
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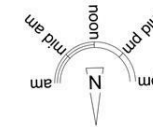




Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

1254 ft<sup>2</sup>

116.5 m<sup>2</sup>

Reduced headroom

2 ft<sup>2</sup>

0.2 m<sup>2</sup>

(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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