



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2025. REF: 1330704



GUIDE PRICE - £725,000

THIS STUNNING EXTENDED SEMI-DETACHED HOUSE PRESENTS AN EXCEPTIONAL OPPORTUNITY FOR MODERN FAMILY LIVING COMBINED WITH CLASSIC APPEAL. THE PROPERTY FEATURES FOUR WELL-PROPORTIONED BEDROOMS, INCLUDING A VERSATILE FOURTH BEDROOM THAT CURRENTLY SERVES AS A STUDY, COMPLETE WITH ITS OWN EN-SUITE. THE FIRST FLOOR ALSO BOASTS A BEAUTIFULLY RE-FITTED FAMILY BATHROOM, ENSURING COMFORT AND CONVENIENCE FOR ALL.

ON THE GROUND FLOOR, THE LAYOUT IS DESIGNED FOR BOTH RELAXATION AND PRACTICALITY. TWO INVITING RECEPTION ROOMS, INCLUDING A SPACIOUS FAMILY ROOM, PROVIDE AMPLE SPACE FOR GATHERINGS AND LEISURE. THE HEART OF THE HOME IS UNDOUBTEDLY THE FANTASTIC RE-FITTED KITCHEN, WHICH SEAMLESSLY INTEGRATES WITH A GENEROUS DINING AREA, PERFECT FOR FAMILY MEALS AND ENTERTAINING. A SEPARATE UTILITY ROOM AND A CONVENIENT CLOAKROOM ENHANCE THE FUNCTIONALITY OF THIS DELIGHTFUL HOME.

STEP OUTSIDE TO DISCOVER A WONDERFULLY PRIVATE REAR GARDEN, FEATURING A LARGE SUN TERRACE THAT INVITES YOU TO ENJOY OUTDOOR LIVING. THIS FULLY ENCLOSED GARDEN OFFERS A SAFE HAVEN FOR CHILDREN TO PLAY AND INCLUDES A FANTASTIC OUTSIDE ROOM, READY TO BE TRANSFORMED INTO AN OFFICE, GYM, OR EVEN A CINEMA ROOM, COMPLETE WITH LIGHT, POWER, AND WATER.

TO THE FRONT OF THE PROPERTY, A PRIVATE DRIVEWAY PROVIDES OFF-STREET PARKING FOR SEVERAL VEHICLES, ADDING TO THE CONVENIENCE OF THIS LOVELY HOME WHICH HAS BEEN THOUGHTFULLY MODERNISED BY THE CURRENT OWNER.

- STUNNING EXTENDED 4 BEDROOM FAMILY HOME
- FANTASTIC KITCHEN / DINING ROOM
- GARDEN ROOM POTENTIAL GYM / HOME OFFICE / CINEMA ROOM
- PRIVATE DRIVEWAY PROVIDING OFF STREET PARKING FOR SEVERAL VEHICLES
- COUNCIL TAX BAND E
- EPC RATING C

