





Discover this beautifully extended and improved mid-terrace family home, perfectly positioned in the heart of a sought-after market town. Offering three good-sized bedrooms plus an additional occasional bedroom, this property combines modern open-plan living with practical features such as two bathrooms, a useful sunroom, and a dedicated utility area.

Enhanced with CCTV and an electric car charger, it is ideal for the modern family seeking convenience, security, and style. The spacious front driveway provides ample parking for several vehicles, making this a truly desirable family residence.

Situated centrally in a vibrant market town, this home benefits from easy access to a range of local amenities including shops, cafes, and recreational facilities. The area is renowned for its excellent schooling options, making it highly appealing to families. With excellent transport links and a welcoming community atmosphere, this location strikes the perfect balance between convenience and charm.

Step inside to an inviting open-plan living area designed to accommodate today's family lifestyle. The extended space provides a flexible environment perfect for both relaxing and entertaining, with natural light flooding through to create a warm and welcoming atmosphere. Adjacent to the living area, the sunroom offers a tranquil spot to enjoy views over the well-maintained garden, ideal for quiet mornings or evening unwinding.

The kitchen is thoughtfully designed with modern fixtures and fittings, providing ample storage and work surfaces for meal preparation. A convenient utility area is located nearby, enhancing the home's functionality and keeping everyday chores neatly organised.





Upstairs, you'll find three spacious bedrooms, with an additional occasional bedroom off one of the main rooms provides versatile space perfect for a home office, nursery, or sleep-over room. The two bathrooms, one of which is on the ground floor, have been designed with family needs in mind, creating practical yet stylish spaces for your daily routine.

Externally, the property features a generous front driveway, easily accommodating several vehicles while maintaining an attractive street frontage. Security is enhanced with CCTV coverage, providing peace of mind for the whole family. For environmentally conscious homeowners, the inclusion of an electric car charger.

This centrally located terrace home offers everything a modern family needs—space, style, practicality, and a superb location. Don't miss the opportunity to make this charming property your new home within a thriving market town that delivers the perfect blend of community and convenience.



## ADDITIONAL INFORMATION

**TENURE:** FREEHOLD Purchasers should check this before proceeding.

**SERVICES:** We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** We understand to lie in Band C

**ENERGY PERFORMANCE CERTIFICATE RATING:** C We can supply you with a copy should you wish.

**VIEWING:** By appointment only

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

**MONEY LAUNDERING REGULATIONS** Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







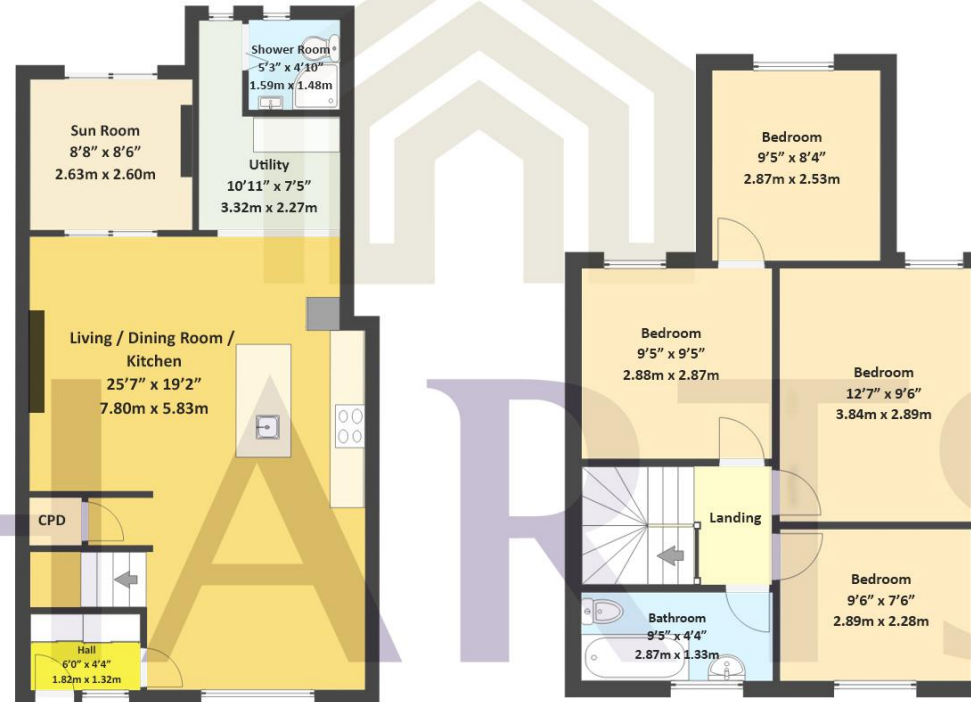
Internal Living Area 1,092 square feet / 101.44 square metres



Ground Floor

First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	78
EU Directive 2002/91/EC			



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