

Approximate Gross Internal Area 931 sq ft - 86 sq m  
(Excluding Garage)

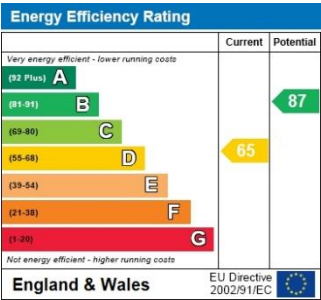
Ground Floor Area 582 sq ft – 54 sq m

First Floor Area 349 sq ft – 32 sq m

Garage Area 132 sq ft – 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



THE CONSUMER PROTECTION REGULATIONS 2008 THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.  
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particular are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

Broad Acres Freehold  
Guide Price £425,000

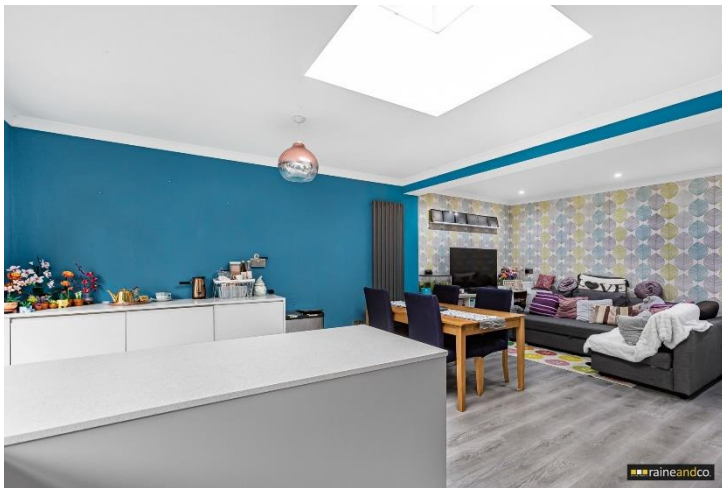


A well presented three bedroom end terrace home featuring a stunning open plan kitchen/diner, bay fronted lounge, driveway parking for two cars, garage access, versatile garden with outbuildings, and modern bathrooms, ideal for families and entertaining.

- Three Bedroom End Terrace Home
- Two Car Driveway Plus Shared Driveway To Garage
- Spacious Open Plan Kitchen/Diner/Reception Room
- New Kitchen With Quartz Worktops And Integrated Appliances
- Ground Floor Shower Room
- Part Patioed Rear Garden With Side Access
- Garage, Three Sheds And Summer House With Electrics
- Ideal Family Home With Excellent Entertaining Space







## Ground Floor

### Entrance Porch

The property is entered via a bright and welcoming entrance porch featuring windows to the side aspects, allowing plenty of natural light. A glazed entrance door enhances the airy feel, while double internal doors open into the main entrance hall, creating a pleasant separation from the living space and helping with insulation and noise reduction.

### Entrance Hall

A spacious and practical entrance hall providing access to the main ground floor rooms. The hall benefits from understairs storage housing the boiler, ideal for coats, shoes, and household items. The space offers a neutral and welcoming first impression, with clear sightlines into both the lounge and the kitchen/diner.

### Lounge

Located at the front of the property, the lounge is a generous and comfortable reception room. A large bay window floods the space with natural light while offering an attractive outlook to the front. The room easily accommodates a range of seating arrangements and is heated via a gas radiator, making it an ideal space for relaxing or entertaining.

### Kitchen/Diner/Reception

This impressive open plan space forms the heart of the home and has been thoughtfully designed for modern family living. The kitchen area features a newly installed contemporary kitchen with quartz worktops and tiled splashbacks, complemented by a range of integrated appliances including a fridge/freezer, dishwasher, washing machine, oven, grill, induction hob, and stainless steel extractor fan. A skylight provides additional natural light, while a window positioned over the sink offers views across the rear garden.

The dining and reception area provides ample space for a family dining table and additional seating. This versatile area is well served by both a large vertical radiator and a standard radiator, ensuring comfort throughout the year. Double doors open directly onto the garden patio, seamlessly connecting indoor and outdoor living spaces.

### Downstairs Shower Room

Conveniently located off the kitchen/reception area, the ground-floor shower room is fitted with a modern shower enclosure, WC, and vanity sink unit. A window to the side aspect provides natural ventilation and light, making this a practical addition for family use or guests.

### First Floor Landing

The landing is naturally lit via a window to the side aspect and provides access to all first floor rooms. There is also access to the loft, offering additional storage potential. The landing feels open and functional, connecting the bedrooms and family bathroom efficiently.

### Bedroom One

A spacious principal bedroom positioned at the front of the property. This room features a large bay window that allows plenty of natural light and provides an attractive outlook. A built in wardrobe offers convenient storage, while a large gas radiator ensures the room remains warm and comfortable.

### Bedroom Two

Bedroom two is a well proportioned room overlooking the rear garden, offering a peaceful and private setting. The room comfortably accommodates a double bed and additional furniture, and benefits from a gas radiator for year round comfort.

### Bedroom Three

The third bedroom is located at the front of the property and enjoys a bright aspect via a front facing window. Ideal as a child's bedroom, guest room, or home office, the room is heated by a gas radiator and offers flexible usage.

### Family Bathroom

The family bathroom is fitted with a bath and shower over, WC, and a vanity sink unit. A window to the rear aspect provides natural light and ventilation, while a heated towel rail adds comfort and practicality. The layout is functional and well suited to family living.

### Garden

The rear garden is part patioed, creating an ideal space for outdoor dining and entertaining. Side access is available via the shared driveway, which also leads to the garage. The garden benefits from three sheds and a summer house, all fitted with electricity, offering excellent storage as well as potential for a home office, workshop, or leisure space.

### Further Details

The property is Freehold  
Council Tax Band - Band C

**AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.**