

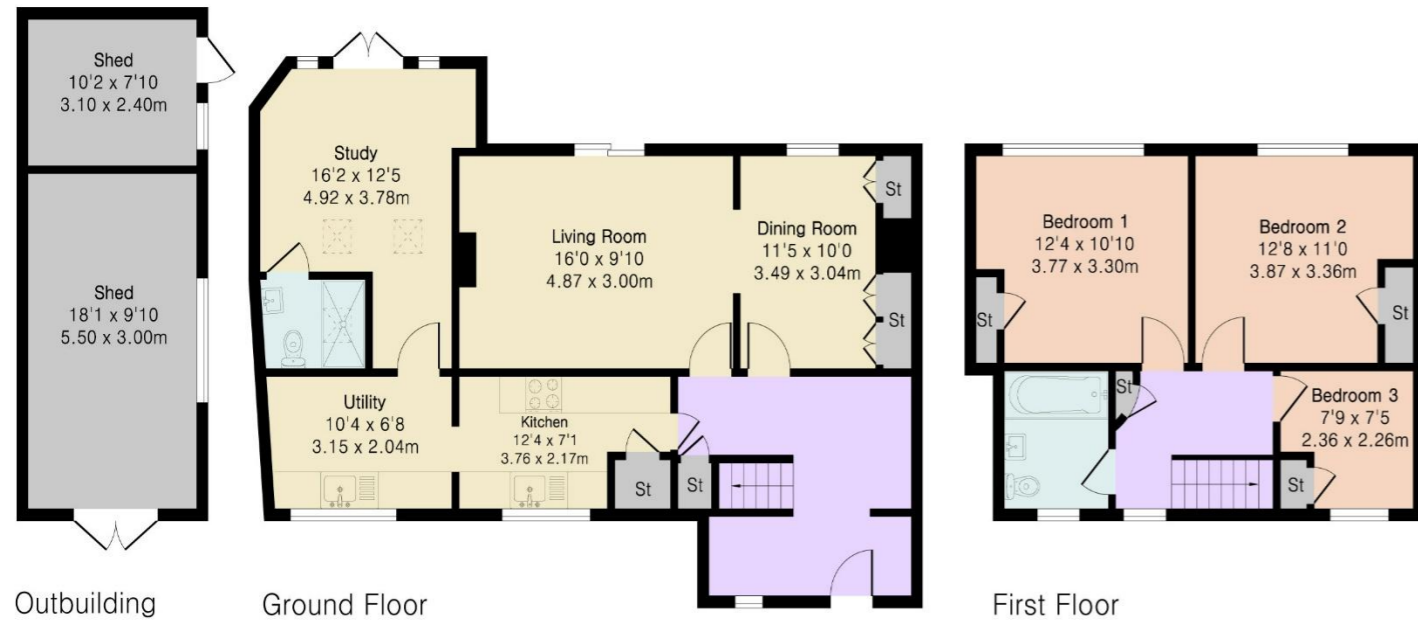
Guide Price £525,000

Approximate Gross Internal Area 1300 sq ft - 121 sq m
(Excluding Outbuilding)

Ground Floor Area 829 sq ft – 77 sq m

First Floor Area 471 sq ft – 44 sq m

Outbuilding Area 259 sq ft – 24 sq m



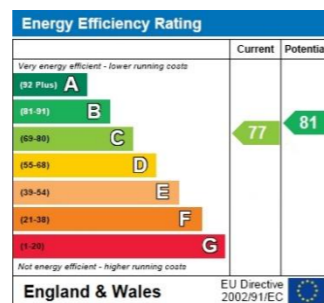
Birchwood Close

Extended three bedroom semi detached home in the popular Birchwood area. A 2024 side extension adding utility room, study and ground floor shower room. Boasts spacious lounge, dining room, large driveway with EV charger, new combi boiler installed 2024 and a beautiful private rear garden.

- Three Bedroom Semi Detached Home
- 2024 Side Extension With Utility, Study And Shower Room
- Brand New Combi Boiler Installed In 2024
- Driveway Providing Off Street Parking For Multiple Vehicles
- Electric Vehicle Charger For Modern Convenience
- Spacious Lounge With Sliding Patio Doors
- Dining Room With French Doors To Lounge
- Large Private Rear Garden
- Ground Floor Shower Room For Convenience
- Excellent Location Close To Local Shops, Schools, And Train Station



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 particulars 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.





Entrance Hall

A welcoming entrance hall, finished with solid wood flooring. There is a useful under stairs storage cupboard, radiator and stairs rising to the first floor. Double glazed window to the front. Doors lead to the dining room, lounge and kitchen.

Dining Room

This well proportioned dining room features solid wood flooring, a radiator and two integrated storage cupboards. A double glazed window overlooks the rear and French doors connect to the lounge, creating flexible space for family meals and entertaining.

Lounge

The generous carpeted lounge is a comfortable focal point with a fireplace and two radiators. Sliding patio doors open directly to the rear garden, flooding the room with natural light and offering seamless indoor outdoor living.

Kitchen

The kitchen offers base and eye level units with roll edge work tops and tiled splash backs. It includes a stainless steel sink with drainer, space for a free standing cooker, fridge and dishwasher, plus an under stairs pantry. Vinyl flooring, double glazed window to the front and door to the utility room.

Utility Room

Part of the 2024 extension, this practical utility room has LVT flooring, a radiator, space and plumbing for a washing machine, tumble dryer and freezer. Roll edge work tops, sink with mixer tap and drainer, double glazed window to the front, new boiler and extractor fan. Door to the study.

Study

Also added in 2024, the bright study benefits from LVT flooring, a vertical radiator and two skylights providing excellent natural light. French doors open directly to the garden. Door to the shower room.

Shower Room

The contemporary shower room completed in 2024 is finished with LVT flooring and comprises a vanity sink with mixer tap and tiled splash back, low level flush WC, heated towel rail, shower cubicle, skylight and extractor fan.

First Floor Landing

Carpeted landing with double glazed window to the front, storage cupboard and loft access. Doors lead to the three bedrooms and family bathroom.

Bedroom One

A generous double bedroom with carpeted flooring, radiator and double glazed window overlooking the rear garden. Integrated wardrobe provides excellent storage.

Family Bathroom

The modern family bathroom features vinyl flooring, a panel bath with shower, pedestal sink, low level flush WC, radiator, fully tiled walls, opaque double glazed window to the front and extractor fan.

Bedroom Two

Another double bedroom to the rear with carpet, radiator, double glazed window and integrated wardrobe.

Bedroom Three

Front facing double bedroom with carpet flooring, radiator, double glazed window and integrated wardrobe.

Rear Garden

The large private garden is mainly laid to lawn with a paved patio seating area ideal for outdoor dining. A path leads to the substantial wooden garden shed installed in 2022. Side access gate, outdoor lighting, two electric points, tall hedges and fences for privacy.

This impressive extended three bedroom family home in Birchwood Close has been thoughtfully enhanced with a high quality side extension completed in 2024. The extension delivers excellent additional space with a practical utility room, a bright and versatile study and a convenient ground floor shower room, while a brand new combi boiler installed the same year provides efficient, modern heating throughout.

The ground floor flows beautifully for everyday family living and effortless entertaining alike. It features a separate dining room with French doors opening to a generous lounge, with direct garden access, and a kitchen opening into the new utility area. Upstairs, three spacious bedrooms and a modern family bathroom offer flexible, comfortable accommodation. Externally, the property impresses with a large driveway providing off street parking for multiple vehicles, including an electric vehicle charger for convenience. The large private rear garden is a stand out feature, offering a perfect setting for relaxation, entertaining or family enjoyment, complete with a patio, lawn and a substantial wooden shed installed in 2022 for convenience and storage.

Combining recent improvements, outstanding space and a versatile layout, this home is ready to enjoy and represents an ideal choice for growing families or investors seeking a high quality, low maintenance residence.

Further Details

The property is Freehold
Council Tax Band - Band D

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.