





**A well-proportioned SEMI-DETACHED family home, boasting FOUR BEDROOMS and a DRIVEWAY. Located in a SOUGHT AFTER LOCATION of PARK STREET, it provides EASY ACCESS to good LOCAL SCHOOLING, LOCAL CAFES, PUBS, and SHOPS and is within walking distance of LOVELY GREEN SPACES.**

**Offers Over: £700,000**

This well-proportioned two-storey home offers spacious and versatile accommodation arranged over two floors.

The ground floor features an impressive open-plan kitchen/dining room, ideal for modern family living and entertaining, with direct access to the garden. A generous separate living room provides a comfortable reception space, while a dedicated office creates an excellent work-from-home solution. Further ground floor benefits include a utility room, wet room and useful lean-to storage. Upstairs, there are four double bedrooms, some of which benefit from built-in storage, all served by a family bathroom.

Externally, the property enjoys a well-tended rear garden with both patio and lawn areas. To the front, the home benefits from a private driveway and attractive greenery.

Maplefield is a well-connected residential area close to the city centre, with its shops and transport links nearby. Local schools, shopping parades and surrounding parks add to its strong village-style appeal.

EPC Rating: D 68

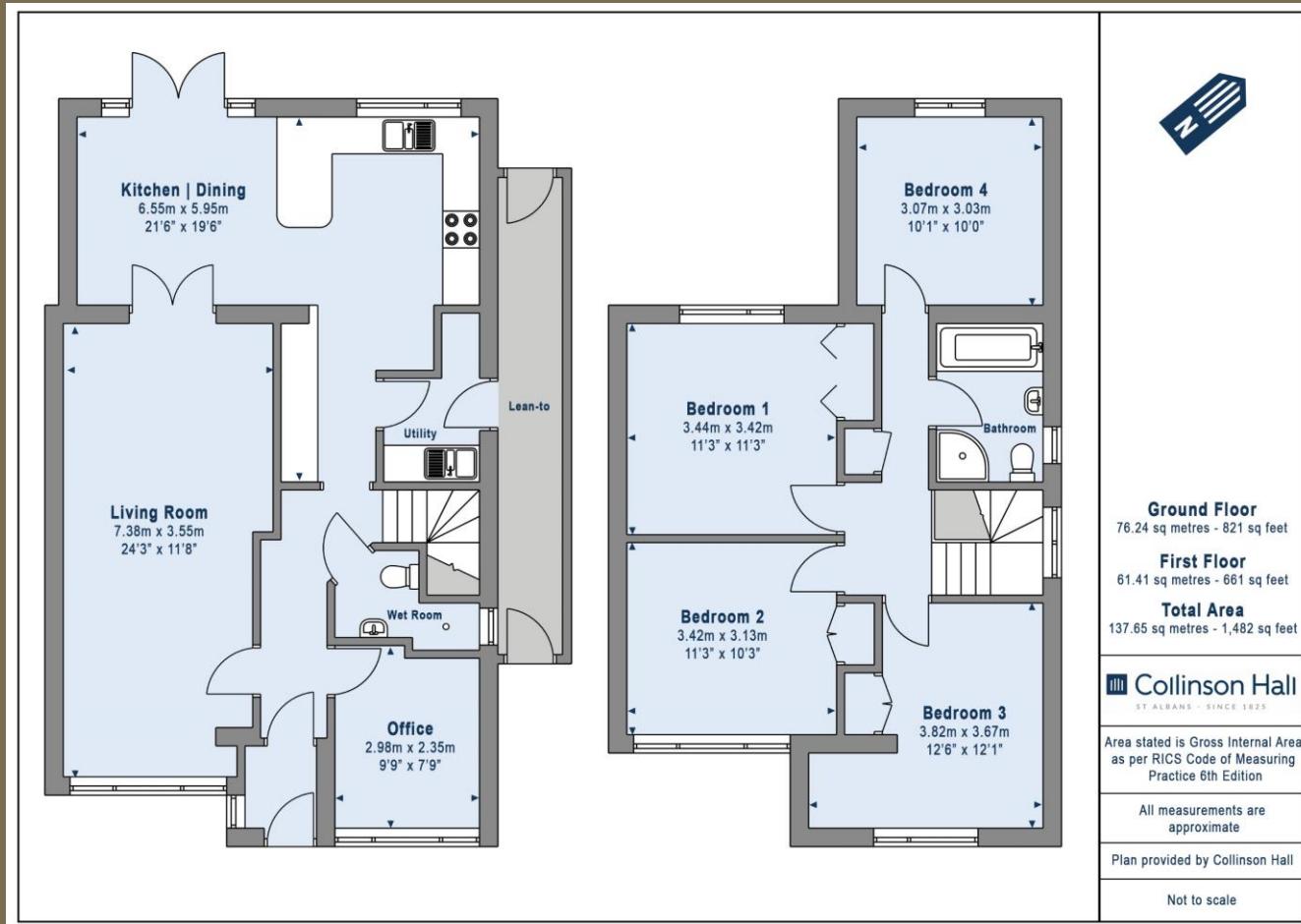
Council Tax Band: E











**PLEASE NOTE**

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.