





# FOR STARTERS



OFFERS IN EXCESS OF  
£535,000

## MAIN COURSE

Tucked away at the top of a quiet cul-de-sac with no passing traffic, this beautifully extended three-bedroom detached home is located in the highly sought-after area of Clopton. The property enjoys an enviable position close to the Welcombe Hills, within easy reach of excellent local schools, and just a short walk from the town centre. Offering a wonderful balance of modern open-plan living and well-planned accommodation throughout, this home is ideal for small families, professionals or those looking to downsize without compromise.

To the front of the property there is a driveway providing off-road parking, together with a car port and side access leading to the rear garden. As you step inside, you are welcomed by an impressive entrance hallway which immediately sets the tone for the rest of the house, with high ceilings, a light and airy feel, and a real sense of space. To the right is a smart downstairs cloakroom with WC and a useful storage cupboard beneath the stairs. To the left, a smaller reception room offers a versatile space which can be used as a study, home office or snug. Currently arranged with a sofa and TV, it makes a lovely additional sitting area.

To the rear of the property lies the heart of the home – a superb open-plan kitchen, living and dining space that has been finished to an excellent standard. The kitchen is a real highlight, featuring high-quality fitted units, fully integrated appliances, generous worktop space and a stylish central island with breakfast bar seating for four. The dining area easily accommodates a large table, making it perfect for family meals or entertaining, while there is also ample room for a sofa and television. Large bi-folding doors span the width of the property, opening directly onto the rear garden and filling the space with natural light, creating a wonderful connection between the inside and outside areas. An air conditioning unit is also located in this room.

Upstairs, the property continues to impress with a spacious landing, complete with a glass-panel staircase and a large window which allows plenty of light through. The main bedroom is a real feature of the home, with built-in wardrobes, air conditioning unit, a Juliette balcony overlooking the garden, and a beautifully appointed en-suite bathroom with both a separate bath and a walk-in shower. The second bedroom is a comfortable double, ideal for guests or family members, and the third bedroom is a generous single, perfect for a child's room or home office. These rooms are served by a modern family shower room,



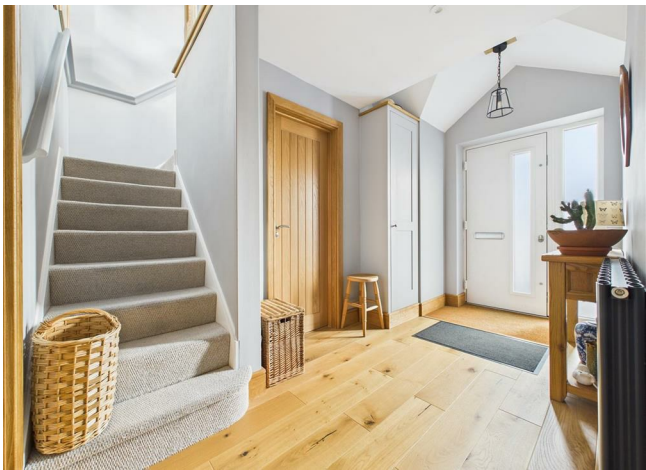


and there is also a useful storage cupboard on the landing.

The rear garden is a real asset to the property – private, west-facing and beautifully presented. A large patio runs across the width of the house, providing plenty of space for outdoor seating and dining. The remainder of the garden is mainly laid to lawn, with well-kept borders and mature planting creating a pleasant and secluded feel.

The garage has been cleverly converted and divided into two sections. The front now serves as a practical utility room, keeping laundry and household tasks separate from the main living areas, while the rear has been transformed into a smart home office – ideal for anyone working from home who wants a quiet space away from the main house. There is also an additional area of garden suitable for a greenhouse or vegetable patch, perfect for those with an interest in gardening.

This is an exceptional home that combines modern living with thoughtful design, all in a peaceful and convenient location. Properties finished to this standard, and offering this amount of space both inside and out, are rarely available in Clopton. Viewing is highly recommended to fully appreciate everything this wonderful home has to offer.



# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - D



EPC  
Band - D



West Facing Rear  
Garden



Mains Gas, Electric,  
Water & Drainage



Heating System  
Gas Central Heating



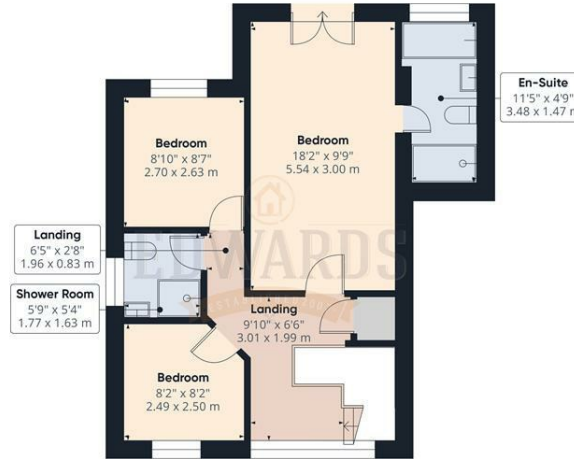
Thomas Jolyffe  
Primary

WHY NOT TAKE  
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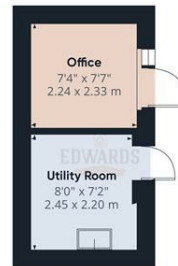




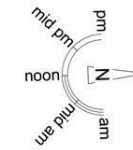
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>  
1300 ft<sup>2</sup>  
120.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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