



# FOR STARTERS



OFFERS IN EXCESS OF  
£850,000

## MAIN COURSE

Positioned at the end of a small cul-de sac and set in a courtyard setting of just four properties this home is in immaculate condition and really is a 'turn-key' property. The design and layout fits perfectly with family life as there is large breakfast kitchen, 4 reception rooms, an en-suite bathroom and a double garage, all the advantages of a modern home!

The first thing that strikes you as you enter the property is the central staircase and galleried landing above giving a real sense of style and space. Doors lead off this entrance hallway into the study, kitchen, Lounge and downstairs Cloakroom.

The lounge, which is to the front of the property, has two windows, allowing light to flood in. This room lends itself perfectly for the more formal room and has bags of space for big comfy sofas to enjoy some quiet time at the end of a busy day. There is an electric feature fire in this room which creates a great focal point. An arch leads off to the second reception room which is flexible in its use as either a family room, dining room or snug. Bifold doors lead out onto the garden room and a further arch leads into the breakfast kitchen.

The kitchen is fitted with quality cream shaker style units which are set off perfectly by the quartz worktops, incorporating a breakfast bar. All the appliances are built, including an oven, grill, microwave, electric hob, extractor fan, fridge freezer and dishwasher, giving a sleek finish. The breakfast bar is the perfect place to enjoy your morning cup of coffee!

There is also a handy utility room with plenty of cupboards for storage and space for the usual appliances.

The garden room offers more flexible living accommodation and has double doors leading out to the garden.

The Study is fully fitted with a range of office furniture including a desk, shelves and storage cabinets, ideal for all those who work from home.

To the first floor the four double bedrooms are positioned around the galleried landing.



The showpiece master suite offers plenty of space for the largest of beds, a dressing area fitted with wardrobes to one wall and a fabulous en-suite with a large walk in shower and an array of vanity units to hide those beauty products away.

The three further bedrooms all easily accommodate a double bed with fitted wardrobes to bedrooms two and four. The family bathroom is perfectly appointed with a separate double shower cubicle and bath. There is also lots of built in storage.

Outside the garden is a joy and is well designed to make the most of the space. Southwest facing and completely private, it is evident to see that the vendors take great pride in making this a perfect haven. With abundantly filled flower beds, a lawned area and seating area you could imagine relaxing with your favourite tittle.

To the front is a double width driveway and a double garage with an electric door. There is also a further parking space located to the front of the courtyard.



## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - G



EPC  
Band - C



Southwest



All mains  
services  
connected



Heating System  
Gas Central



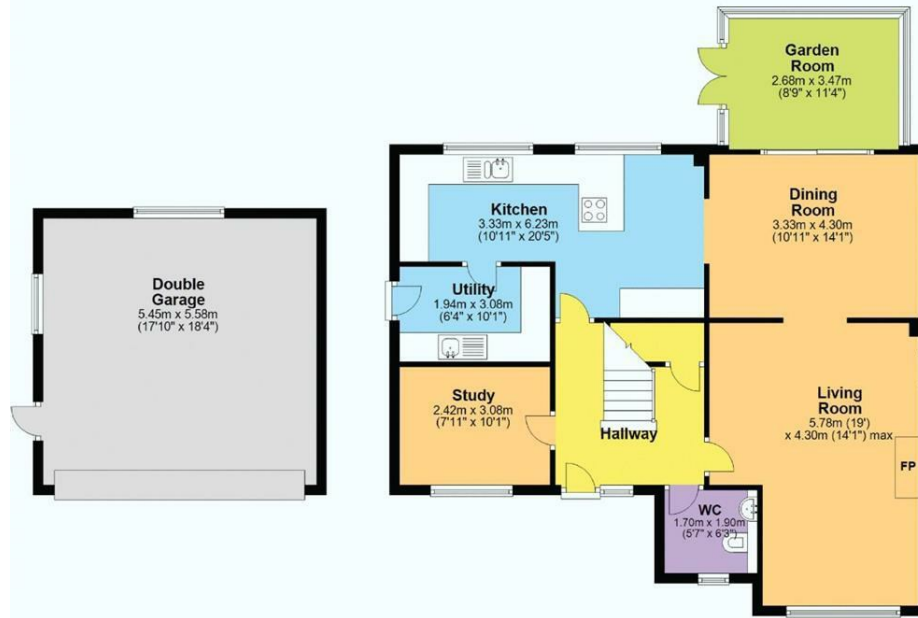
Bridgetown  
Primary

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### Ground Floor

Approx. 123.3 sq. metres (1326.8 sq. feet)



### First Floor

Approx. 83.2 sq. metres (895.7 sq. feet)



Total area: approx. 206.5 sq. metres (2222.4 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

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