



FOR STARTERS



OFFERS IN EXCESS OF
£525,000

MAIN COURSE

A tucked-away position, generous garden and an upgraded layout - all just a flat stroll from town.

Set in a quiet cul-de-sac with views over a leafy green, this detached four-bedroom home offers a rare combination of peace, space and convenience. It's ideally placed on the south side of the river, within easy reach of the town centre, and occupies a noticeably larger-than-average garden for this style of property.

The current owners have made some thoughtful changes to the original layout. What was once a separate kitchen and dining room has been cleverly opened up to create a bright, sociable kitchen-diner with French doors straight onto the garden. There's also a generous living room with a feature fireplace and large sliding doors to the patio - giving you two great entertaining spaces that connect beautifully with the garden.

Upstairs, all four bedrooms are a good size, with the main bedroom benefiting from built-in wardrobes and an en suite. Bedroom two is a decent double, bedroom three can also accommodate a double, and the fourth is a comfortable single or ideal study. A modern three-piece bathroom serves the remaining rooms.

The rear garden is a real bonus - private, split-level and mainly laid to lawn with a patio and extra seating area on the lower tier. Thanks to the generous plot size, the property also offers excellent potential



for extension, subject to the usual planning consents. One side of the house offers covered storage (ideal for bikes or bins), while the other leads through to the garage and block-paved driveway, where there's space for several cars.

The home also benefits from solar panels, which we understand provide a useful payment back to the homeowner - currently believed to be around £600 per year. Offered with no onward chain, this is a great opportunity for anyone looking for a well-positioned home with room to grow.

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - E



EPC
Band - B



North East



All Mains Services
are connected



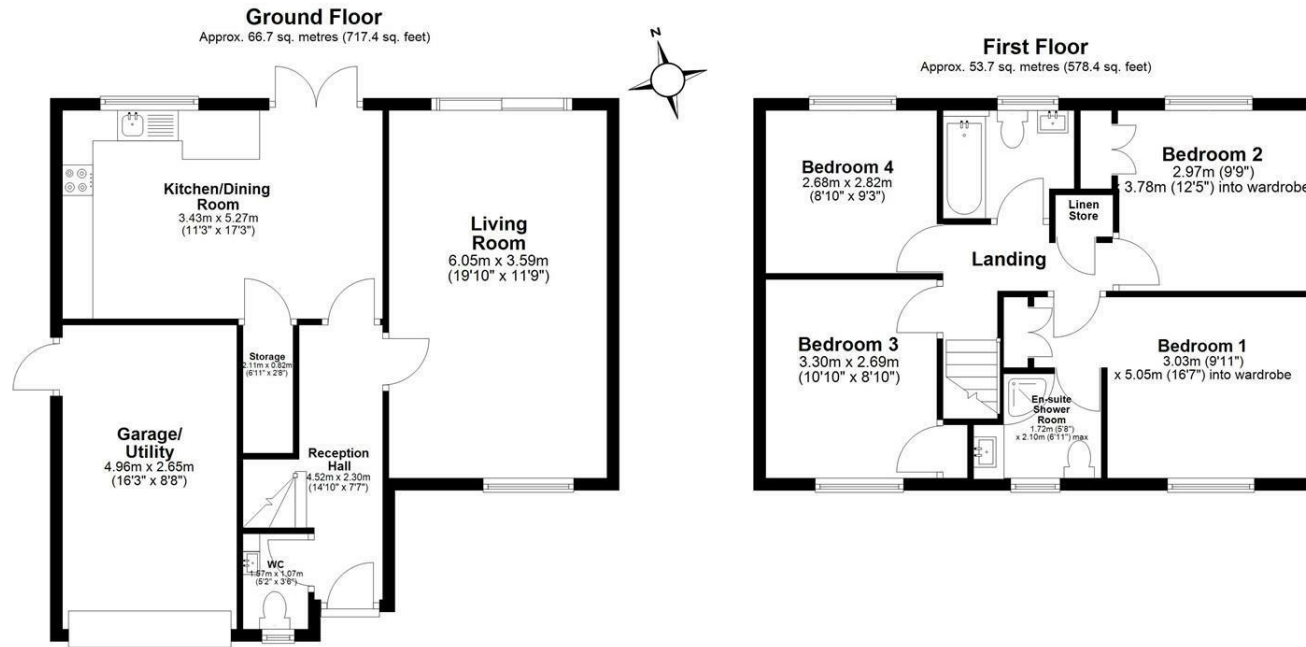
Heating System
Mains Gas



Bridgetown Primary

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Total area: approx. 120.4 sq. metres (1295.9 sq. feet)

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