



# FOR STARTERS



OFFERS IN EXCESS OF  
£650,000

## MAIN COURSE

Welcome to this exceptional 5-bedroom detached modern family home located on arguably the best plot on a small development in the picturesque village of Salford Priors. Boasting a prime position close to the A46, this property seamlessly combines the tranquillity of village life with easy access for commuting.

One of the standout features of this property is the potential to create a separate annexe for independent family living. The double garage presents an opportunity to fashion a self-contained living space, providing privacy and autonomy within the household. (Subject to Planning Permission) Additionally, there is an adjacent vegetable garden behind the garage, which could be transformed into a private outdoor oasis for the annexe or as an extension of the main residence.

Built by the reputable Bovis Homes, approximately 6 years ago, this property offers a practical and well-designed living space spanning at just under 2000 sq ft and for added peace of mind there is still 4 years remaining on the NHBC guarantee.

As you step inside, you are greeted by a thoughtfully laid-out ground floor featuring three reception rooms, a generously sized family kitchen diner, a utility room and downstairs cloakroom.

The open plan kitchen diner is fitted with a range of cream timeless shaker styles units and incorporates integrated appliances such as two eye level electric ovens, gas hob and extractor hood, a dishwasher and space for an American style fridge freezer. Bifold doors leading to the rear garden allow lots of light to flood in, making this an inviting, light, and airy space in which to entertain friends and family.

The main living room is positioned to the rear of the house, overlooking the garden with doors leading out. The other two reception rooms are currently used as a study and snug but are versatile in their use.

Upstairs, a galleried landing leads to five spacious double bedrooms, providing



ample space for a growing family. The main bedroom features built in wardrobes and an en-suite shower, whilst bedroom two also has the convenience of its own private shower room. With a total of five bedrooms, this home offers flexibility for various lifestyle needs, such as a home office, gym, or guest room.

Set on an impressive plot of approximately 0.2 acres, the rear garden enjoys a south-facing aspect, ensuring plenty of sunlight throughout the day. This outdoor space provides a perfect backdrop for entertaining, relaxation, and family activities. Notably, the garden is not overlooked, enhancing the sense of privacy and seclusion.

To the front of the property is a large driveway providing enough off road parking for up to 6 vehicles and a detached double garage that has power and light.

Convenience is key with this property's location, offering easy access to the A46 for straightforward commuting. Salford Priors provides the charm of village life, and this home stands as a testament to modern family living, combining functionality, style, and the potential for multi-generational or independent living arrangements. Don't miss the opportunity to make this versatile and well-appointed property your next family home.

## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - G



EPC  
Band - B



South Facing Rear  
Garden



Mains Services  
Gas, Electric, Water &  
Drainage



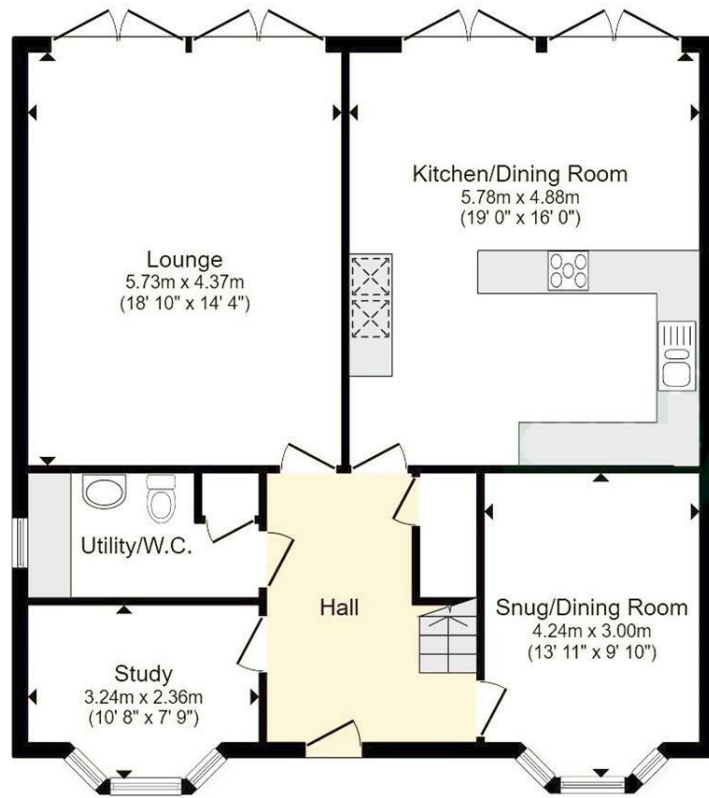
Heating System  
Gas Central Heating



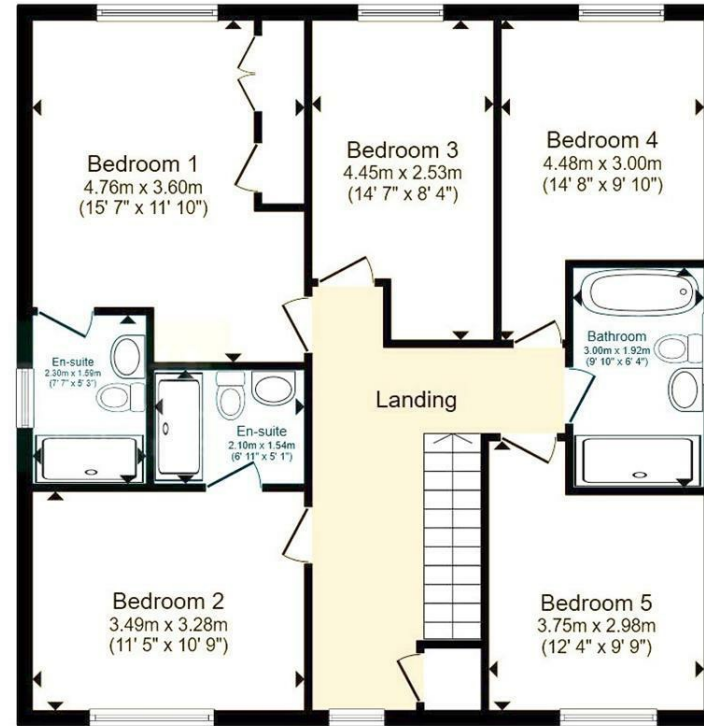
Salford Priors  
Primary School

WHY NOT TAKE  
A LOOK INSIDE?  
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**Ground Floor**



**First Floor**

Total floor area 181.1 m<sup>2</sup> (1,949 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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