



FOR STARTERS



OFFERS IN EXCESS OF
£390,000

MAIN COURSE

Three-Bedroom Detached Property with Ample Potential to meet growing family needs.

This three-bedroom detached home is perfect for those seeking a property with scope to personalize and the possibility of extending (subject to necessary permissions). Situated back from the road, the property features an attractive fore garden, a driveway with parking for multiple vehicles, and a detached garage, offering practicality and convenience.

Upon entering through the useful porch, you are welcomed into a welcoming hallway with a convenient WC set to the left, ideal for guests or everyday use.

To the front of the property, the generous lounge boasts a large window, filling the space with natural light and creating a bright and airy atmosphere. The walk-through dining room, located at the heart of the home, includes a practical under-stairs storage cupboard. From here, patio doors open onto the garden, making it an ideal space for entertaining or relaxing. This space could become a play room or second lounge if desired as the kitchen-breakfast room, positioned at the rear, offers ample space for meal preparation and casual dining. A side door provides additional access to the garden, enhancing the flow of the property.

Upstairs, the home comprises three well-proportioned bedrooms. Two of the bedrooms are comfortable doubles, each featuring built-in storage, while the third is a versatile single bedroom that could also serve as a study or nursery.

The family bathroom is finished with a neutral color palette and includes a



three-piece suite with a shower over the bath, catering to modern living needs.

The outdoor area is a standout feature of this property. The rear garden is larger than expected and offers significant potential. A patio wraps around the property, providing a great space for outdoor dining or relaxation. A secure side gate sits between the property and the detached garage, which benefits from a courtesy door for added convenience.


The tiered garden is currently designed for low maintenance but provides plenty of space and flexibility for landscaping or further enhancements to suit your preferences. The garden benefits from a westerly aspect, but is wide enough to gain sun at most times of the day.

This property combines a practical layout, generous outdoor space, and an excellent opportunity to create a home tailored to your needs. Early viewing is highly recommended to fully appreciate its potential.





KEY INGREDIENTS

 Tenure
Freehold

 Council Tax
Band - D

 EPC
Band - D

 West Facing Garden

 Mains Gas, Electric
& Drainage

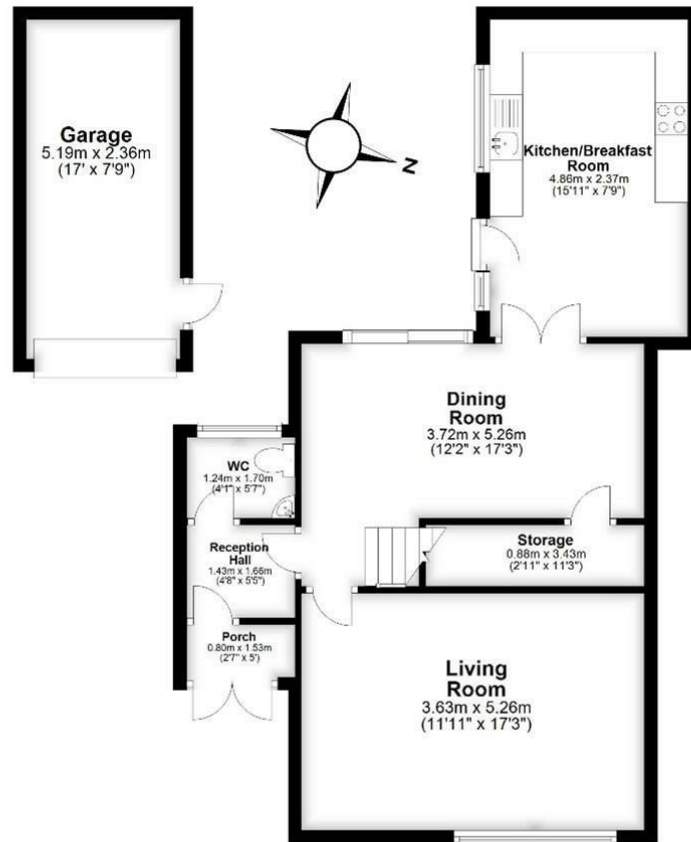
 Gas Central Heating System


Bishopston Primary School
Catchment

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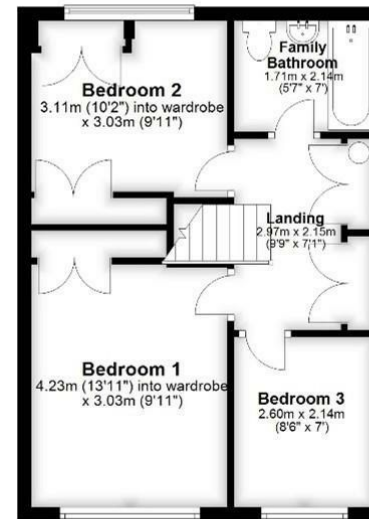
Ground Floor

Approx. 69.6 sq. metres (748.8 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.3 sq. feet)



Total area: approx. 108.8 sq. metres (1171.1 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.

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