



FOR STARTERS



OFFERS IN EXCESS OF
£380,000

MAIN COURSE

Nestled within a peaceful cul de sac, we welcome you to this immaculately presented family home, set against a backdrop of lush greenery. This property also benefits from an extensive driveway which has ample space for a garage to be built STPP, 3 double bedrooms, and the "everyone wants" open plan kitchen living space, which has been thoughtfully designed by the current owners.

As you approach the property, you are greeted by a larger than normal driveway, that offers plenty of parking for multiple vehicles; perfect for entertaining guests or accommodating a growing family.

Stepping inside, you are welcomed with a fantastic sized hall way, with all rooms coming off. To the left you have your first reception room, perfect for a home office or a play room. Continuing along the hall you have the choice of 2 storage options, perfect for hanging your coats and kicking off your shoes. The living area, with its tasteful décor and warm colour palette, invites you to unwind after a long day.

To the rear of the property, you are immediately captivated by the bright and airy open-plan kitchen, living, and dining area that serves as the heart of the home. This thoughtfully designed space features large bi-fold doors that flood the area with natural light, creating an inviting atmosphere that is perfect for both relaxation and social gatherings. The stylish kitchen boasts high-quality appliances, sleek cabinetry, and an expansive island with a breakfast bar, making it a joyful space for both cooking and entertaining. This space allows for effortless interaction with family and friends, making it an ideal setup for modern living.

Stairs rising to the first floor from the hallway takes you onto the landing with access to roof space. All three bedrooms are good sized doubles so



limits the arguing between siblings over who gets the largest room! The second double bedroom boasts floor to ceiling fitted wardrobes, which are beautiful in colour, and offer ample storage. The family bathroom has been beautifully fitted with a freestanding oval double ended bath and a separate shower cubicle with a rainfall shower head and second attachment.

Offering both privacy, relaxation and minimal upkeep, the 'South West' facing garden is a true delight! Benefitting from Astro Turf, ensuring greenery all year round, a raised deked area with a built in BBQ, and the rest! This versatile area is perfect for entertaining guests, sunbathing, or simply enjoying a peaceful evening outside.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - C



EPC
Band - C



South West Facing
Garden



Mains Water,
Electric, Drainage



Gas Central Heating



Bishopston Primary

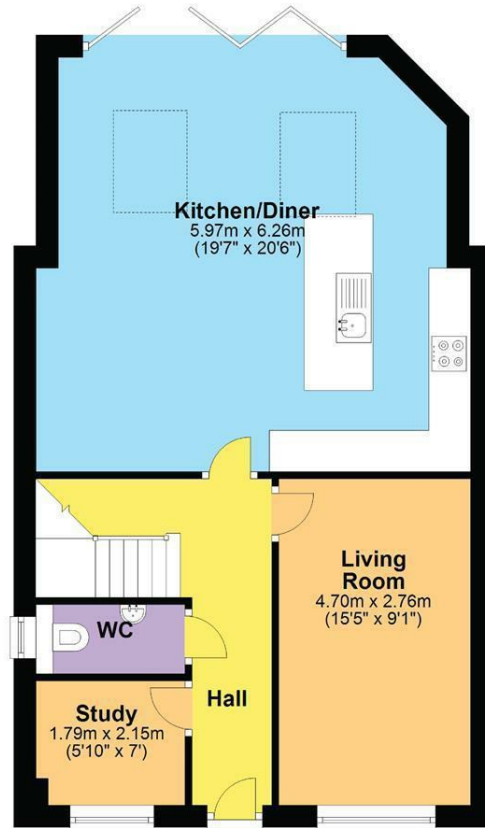
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A LOOK INSIDE?
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Ground Floor

Approx. 64.9 sq. metres (698.6 sq. feet)



First Floor

Approx. 48.4 sq. metres (521.1 sq. feet)



Total area: approx. 113.3 sq. metres (1219.7 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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