



# FOR STARTERS



OFFERS OVER  
£375,000

## MAIN COURSE

This fantastic four-bedroom, three-storey home offers modern living across three well-proportioned floors, providing versatile spaces to suit a variety of needs. Situated in a desirable location close to the Maybird, the property boasts a private, south east facing garden, modern interiors, and generous living areas - ideal for families or professionals looking for flexibility and comfort.

Step through the front door into a welcoming hallway, where a large storage cupboard to the left provides ample space for coats, shoes, and household essentials. A downstairs WC is also conveniently located on this level. To the right of the hallway is a study room, currently used as a single bedroom with a desk space, offering flexibility for home working, guest accommodation, or additional storage.

At the rear of the property, you'll find a stunning open-plan kitchen and dining space, designed to be the heart of the home. The kitchen features ample cupboard storage and generous worktop space, making it a perfect setting for cooking and entertaining. Adjacent to the dining area, the living space is tucked away to create a cosy retreat, ideal for relaxing after a long day. French doors provides access to the private, south-facing garden, flooding the room with natural light and enhancing the indoor-outdoor flow.

The first floor is dedicated to comfort and relaxation, housing the Master Suite. This spacious bedroom boasts fitted wardrobes and a stylish ensuite bathroom, offering a touch of luxury.

Also on this level is the second bedroom, currently used as a music room but easily adaptable into a second lounge, home office, or guest bedroom, depending on your needs. Its generous proportions make it a highly versatile space.



The top floor features two further double bedrooms, both offering excellent space and natural light. These rooms are serviced by the main family bathroom, which is well-appointed with a modern suite, ensuring convenience for all household members.

The south east facing garden is a true highlight, offering a low-maintenance outdoor retreat with astro turf, a patio area, and a shed for additional storage. Whether you're enjoying summer barbecues, entertaining guests, or simply unwinding in the sun, this garden provides the perfect space to do so.

With its spacious layout, modern finishes, and flexible living spaces, this four-bedroom home offers something for everyone. Whether you're looking for extra bedrooms, a home office, or additional entertainment areas, this property has the potential to adapt to your needs. Don't miss the opportunity to make this fantastic house your home—early viewing is highly recommended!



## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - E



EPC  
Band - C



South East Rear Facing  
Garden



All mains services  
connected.



Heating System  
Gas Central Heating

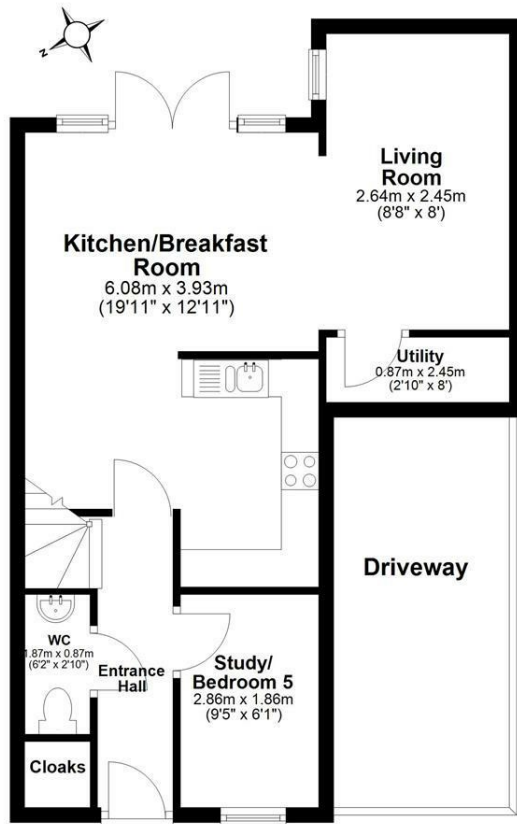


Thomas Jolyffe  
Primary

WHY NOT TAKE  
A LOOK INSIDE?  
GIVE US A CALL  
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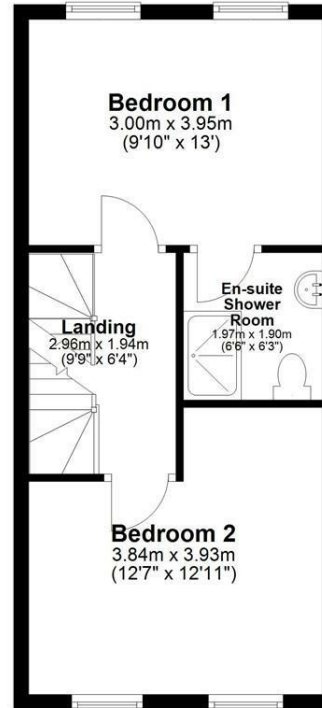
### Ground Floor

Approx. 44.7 sq. metres (481.6 sq. feet)



### First Floor

Approx. 35.5 sq. metres (381.7 sq. feet)



### Second Floor

Approx. 31.1 sq. metres (334.6 sq. feet)



Total area: approx. 111.3 sq. metres (1197.9 sq. feet)

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