



FOR STARTERS



OFFERS IN EXCESS OF
£425,000

MAIN COURSE

Nestled in a fantastic location, this spacious 4-bedroom semi-detached home offers a wonderful opportunity for families, professionals, or those looking to add their own personal touch. Boasting versatile living spaces, a large private garden, and plenty of potential, this property is a must-see!

Step into a welcoming entrance hall, where stairs lead to the first floor. To the right, you'll find a generously sized lounge, featuring a modern fireplace as a focal point and a charming bay window that floods the room with natural light.

At the rear, the open-plan kitchen, dining, and living area provides an excellent space for family gatherings and entertaining. While this area would benefit from some modernisation, it offers great proportions, a large rear window, and a door leading directly to the garden.

A spacious utility room is conveniently located off the kitchen, complete with a WC and side access. From here, you'll find an additional converted space currently used as a gym, with partial storage retained from the original garage.

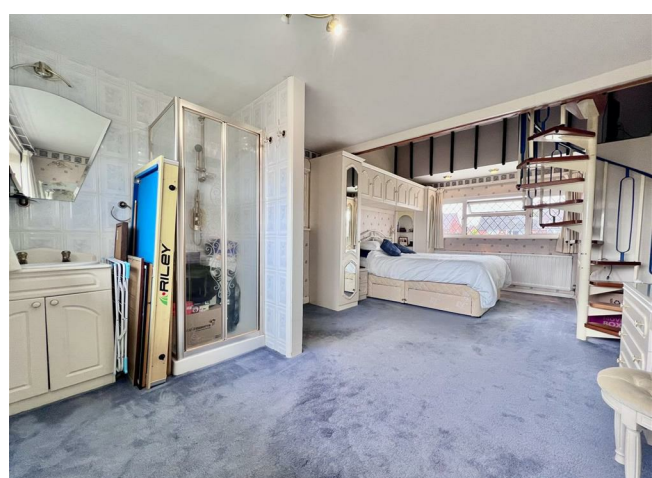
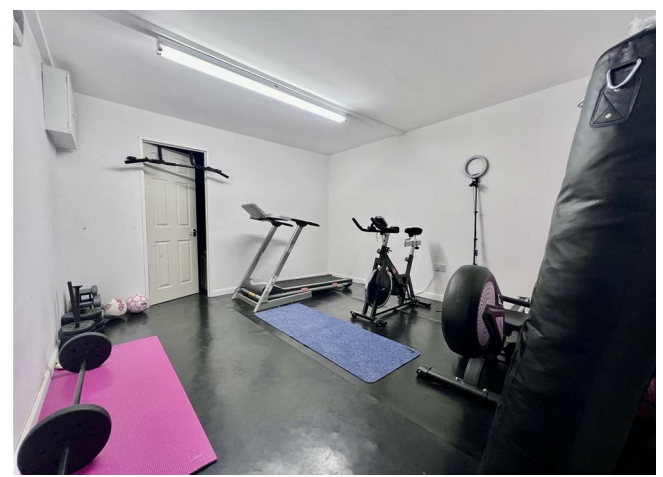
Upstairs, the full-width master bedroom is a standout feature, complete with dual aspect windows, a spiral staircase leading to a useful storage area. Behind a stud wall, you'll find a shower and sink, offering fantastic potential to create a private ensuite bathroom.



The second double bedroom benefits from fitted wardrobes and plenty of space for additional furniture, while the third bedroom is another well-proportioned double. The fourth bedroom makes an ideal single room or home office. These rooms are served by a modern, well-appointed family bathroom.

The private rear garden is a real highlight, offering a sunny aspect and a mix of patio and lawn—ideal for relaxing or entertaining. It also backs onto tranquil allotments, ensuring a peaceful and green outlook.

With bags of potential to modernise and enhance, this property is an exciting opportunity for anyone looking to put their own stamp on a fantastic home. Don't miss out - early viewing is highly recommended!




KEY INGREDIENTS

 Tenure
Freehold

 Council Tax
Band - D

 EPC
Band - D

 South East Facing Rear
Garden

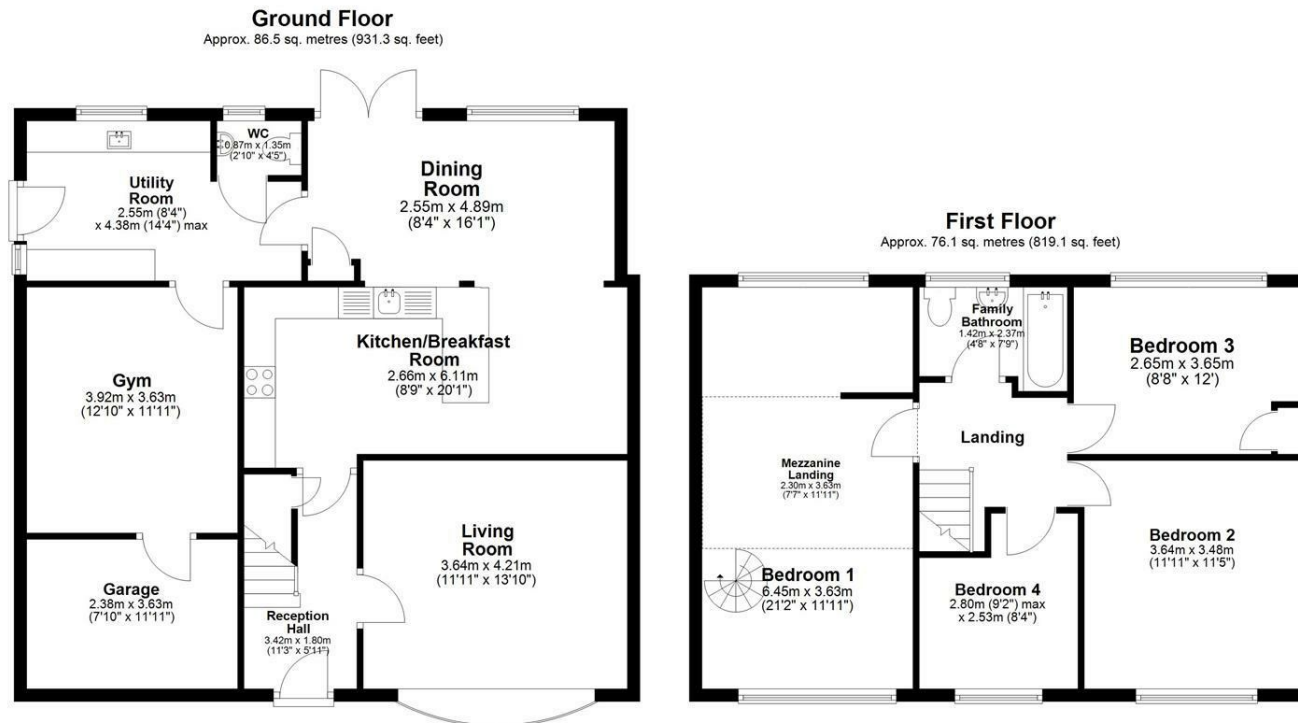
 Mains Gas, Electric,
Water & Drainage

 Heating System
Gas Central Heating


Shottery Primary

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Total area: approx. 162.6 sq. metres (1750.4 sq. feet)

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