





# FOR STARTERS



OFFERS OVER  
£450,000

## MAIN COURSE

Situated in the highly sought-after area of Shottery, this extensively extended 3/4 bedroom semi-detached property offers a flexible and versatile living space, perfect for modern family life.

Do you have an elderly relative that needs to live with you but with their own independent space? Do you have a teenager that needs their own private study and living areas? Would you like to run a business from home but with separate private access to treatment rooms? The layout of this property offers the flexibility to explore all these possibilities!

The home opens into an entrance hallway which gives access to a decent-sized lounge at the front, featuring a focal fireplace and a large bay window that floods the room with natural light. This inviting space leads seamlessly into the kitchen diner, which is equipped with an array of white wall and base mounted units, complemented by stylish worksurfaces and a convenient breakfast bar. The kitchen offers ample space for appliances and comfortably accommodates a large dining table, making it an ideal setting for entertaining guests.

The dining area extends into a garden room, enhanced by French doors that open to the south-facing garden and a roof lantern that bathes the space in natural light. Adjacent to the kitchen, an additional reception room offers versatility as a study, hobby room, or playroom. Completing the downstairs accommodation is a flexible bedroom or fourth reception room, complete with a shower room and utility area. This room benefits from its own side entrance and sliding doors to the garden, creating a perfect guest suite or teenager's retreat.

Upstairs, the property boasts three bedrooms, two of which are generous doubles, along with a comfortable single bedroom. The family bathroom





features a white suite with a bath and shower over, catering to all family needs.

A standout feature of this property is the expansive south-facing rear garden, which provides complete privacy and backs onto allotments. The garden is mainly laid to lawn, adorned with mature borders, fruit trees, and two seating areas, offering the perfect spot to relax and unwind. To the front, a large gravelled driveway provides off-road parking for several vehicles and includes gated side access to the rear garden.

This property truly offers a blend of spacious, flexible living spaces with the charm of a large, private garden, all within the desirable location of Shottery.



# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - C



EPC  
Band - C



South Facing Garden



Mains Services  
Gas, Electric &  
Water



Heating System  
Gas Central Heating



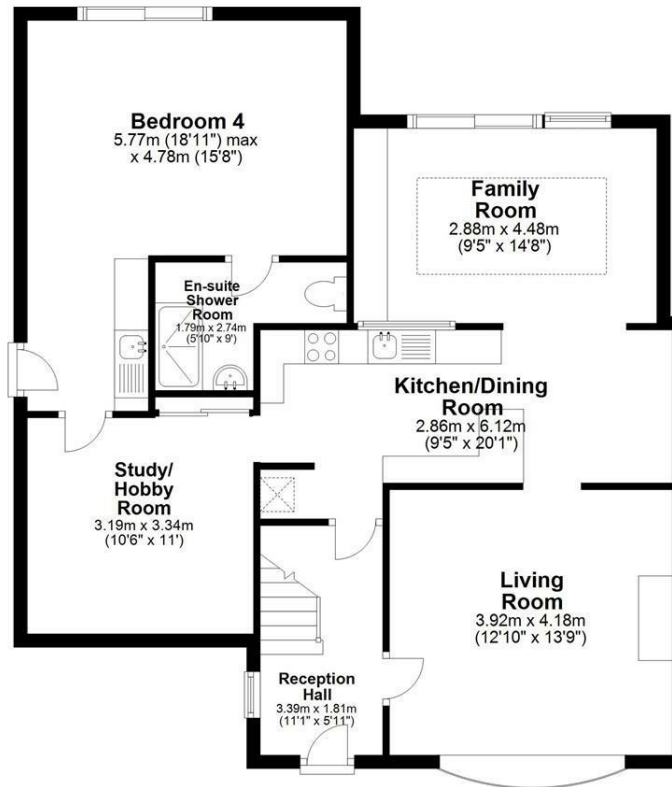
Shottery Primary  
School

WHY NOT TAKE  
A LOOK INSIDE?  
GIVE US A CALL  
01789 414222



### Ground Floor

Approx. 89.3 sq. metres (961.1 sq. feet)



### First Floor

Approx. 46.0 sq. metres (495.7 sq. feet)



Total area: approx. 135.3 sq. metres (1456.7 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.

**FOR MORE INFO AND  
TO SEE OUR OTHER  
LOVELY PROPERTIES  
CHECK OUT OUR WEBSITE**

**MOVEWITHEDWARDS.CO.UK**

**HAVE YOU GOT  
A PROPERTY  
TO SELL?  
WE'D LOVE TO  
HAVE A CHAT  
01789 414222**

**DID YOU KNOW WE ALSO  
DO MORTGAGES.  
FOR FREE ADVICE  
SPEAK TO  
ONE OF OUR  
CONSULTANTS**

