



FOR STARTERS



OFFERS OVER
£485,000

MAIN COURSE

A Fantastic 4-Bedroom Link Detached Home in a Tranquil Village Cul-de-Sac

Nestled in the heart of the village, this spacious four-bedroom link-detached home offers a wonderful opportunity for families and those looking to create their dream home. Tucked away in a peaceful cul-de-sac, the property boasts a large driveway to the front with a fabulous garage, a generous layout with plenty of potential, and the added benefit of scope for extending (STPP).

Step inside to a welcoming entrance hall, where the staircase is positioned to the right, complemented by a large open space underneath—perfect for storage or even a cosy study nook. A downstairs WC adds convenience for guests.

To the left, the front-to-back living room is a bright and airy space, featuring a walk-in bay window, a central fireplace, and sliding doors leading into an open lean-to—a versatile space that would benefit from some updating, offering the potential to be transformed into a stunning sunroom or garden room.

On the right side of the hall, the separate dining room flows into a modern kitchen, creating an ideal space for entertaining. A door from the kitchen leads to the garden, garage, and a good-sized utility room, which is ready for modernisation to suit your needs.

Upstairs, a spacious landing connects all four bedrooms. The master bedroom, positioned at the rear, is a generous size with a large window overlooking the garden and benefits from a modern ensuite shower room which has been recently fitted. The second double bedroom features two



fitted wardrobes, providing excellent storage. Meanwhile, the third and fourth bedrooms also include built-in storage, making them practical spaces for children, guests, or home offices. These bedrooms are all serviced by a family bathroom.

The private rear garden is a great size, offering a patio area for outdoor dining and a lawn for children to play or for keen gardeners to enjoy. With its secluded feel, it is a perfect retreat to relax and unwind.

With so much potential, this fantastic home presents an exciting opportunity for those looking to add their own touch. Whether you are seeking extra space for a growing family or a home with the potential to extend, this property ticks all the boxes.

Book a viewing today to see how this home could work for you!

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - E



EPC
Band - D



North West Facing Rear
Garden



Mains Gas, Electric,
Water & Drainage



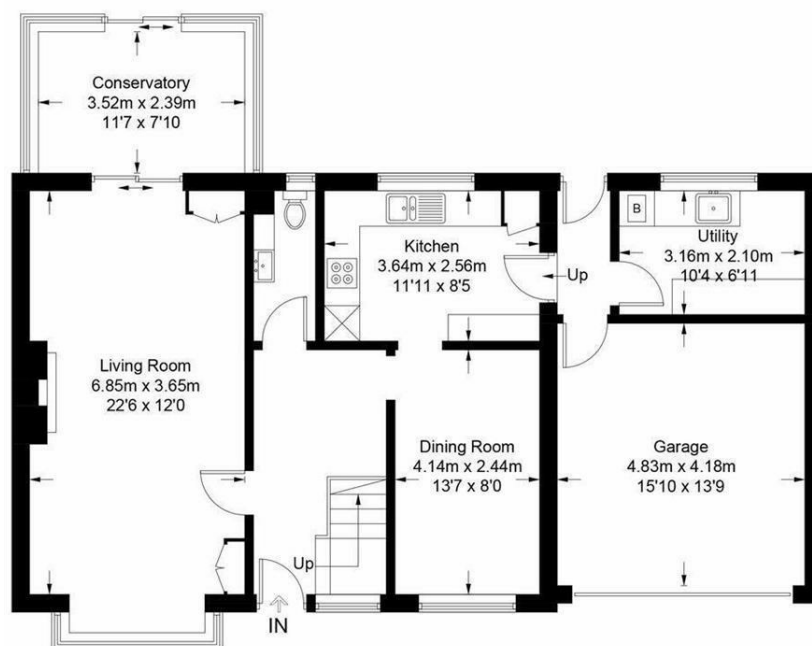
Heating System
Gas Central Heating



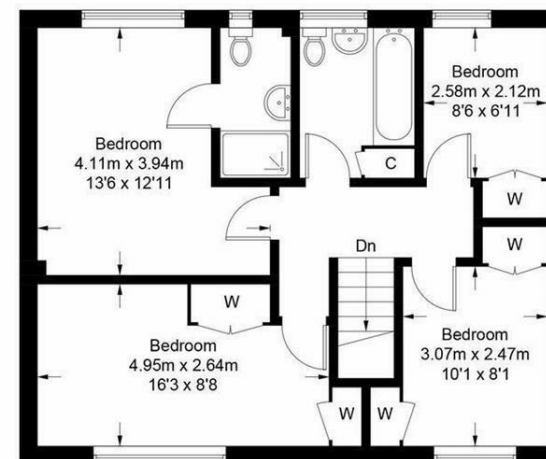
Newbold & Tredington
Primary

WHY NOT TAKE
A LOOK INSIDE?
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Ground Floor (Including Garage)
100.8 sq m / 1085 sq ft



First Floor
61.4 sq m / 661 sq ft

Approximate Gross Internal Area = 162.2 sq m / 1746 sq ft
(Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1115785)

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