



FOR STARTERS



ASKING PRICE
£325,000

MAIN COURSE

Nestled in a quiet and modern development just off the sought-after Loxley Road, this 2 double bedroom semi-detached property offers contemporary living with thoughtfully designed spaces throughout. Ideal for first-time buyers, professionals, or downsizers, this home is ready to move straight into.

To the left, you'll find a modern kitchen/breakfast room, complete with integrated appliances and ample worktop space. There's room for a small table, making it the perfect spot for casual dining. Next along is a generously sized downstairs WC, which also offers clever storage options, including space to hang coats and shoes—ideal for keeping the entrance clutter-free.

To the rear of the property, a cosy and welcoming living room creates the heart of the home. Featuring a built-in storage cupboard and double doors leading out to the garden, this space is perfect for entertaining or relaxing.

Upstairs, there are two fantastic double bedrooms. The master bedroom benefits from fitted wardrobes and a versatile nook—ideal as a compact home office area or as additional wardrobe/storage space. The second bedroom is also a spacious double, perfect for guests, children, or even a second work-from-home setup. The main bathroom is immaculately presented, finished with sleek grey tiling, a modern suite, and a clean, contemporary feel. Additional storage is available via a landing cupboard, helping to keep the living spaces



neat and organised.

Externally, the rear garden is a standout feature—surprisingly private for an estate location. It offers a patio area for entertaining, a lawn space, and a raised decking area ideal for summer evenings. A good-sized shed provides outdoor storage, and there is side access that leads to the private parking area, where there's space for two vehicles. Another benefit is that the property also comes with an EV Charging Point and 7 Years NHBC Guarantee.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - C



EPC
Band - B



North West Facing Rear
Garden



Mains Gas, Electric,
Water & Drainage



Heating System
Gas Heating



Bridgetown Primary

WHY NOT TAKE
A LOOK INSIDE?
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TOTAL 71.62 sq. m. / 771 sq. ft.

Ground floor



Kitchen/Dining	2.60m x 3.55m	8' 6" x 11' 8"
Lounge	4.65m x 2.80m	15' 3" x 9' 2"

First floor



Master bedroom	3.98m x 2.53m	13' 1" x 9' 4"
Bedroom 2	4.65m x 2.42m	15' 3" x 7' 11"

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