





# FOR STARTERS



OFFERS IN EXCESS OF  
£375,000

## MAIN COURSE

A fantastic opportunity to acquire a 4 bedroom semi detached property located within an easy walk to the town centre, train station and high school, with a garage, off road parking and a impressive rear garden.

As you step inside, you are greeted by a welcoming hallway with space for coats and shoes, with the staircase positioned directly ahead. To the left, a door leads into the bright and airy open-plan living and dining room. A large window to the front fills the space with natural light, while a charming gas fireplace adds warmth and character.

A wide archway connects the lounge to the dining area, which benefits from sliding doors opening onto the garden, creating an ideal space for entertaining. A door from the dining area leads into the modern kitchen, complete with ample worktop space, generous storage, and a contemporary finish.

From the kitchen, a door provides access to the fantastic-sized garage, offering excellent storage and practicality, with doors to both the front and rear of the property, as well as a convenient downstairs WC.

Upstairs, the landing has a spacious and inviting feel. The master bedroom is a generous double, featuring fitted wardrobes. The second bedroom is also a fantastic size, currently accommodating two single beds and a large wardrobe, but with the potential to be converted





into the primary suite. This room also benefits from a separate sink area, ideal for transformation into an ensuite.

The third bedroom is another well-proportioned double, complete with ample fitted storage. The fourth bedroom is larger than the average single, currently furnished with a bed and fitted wardrobe, making it a perfect child's room, guest room, or home office. The main bathroom is modern and well-appointed, featuring a bath with an overhead shower.

Outside, the property truly shines with its impressive rear garden. The generous lawn is complemented by two patio areas, ideal for outdoor dining, entertaining, or simply enjoying the sunshine.

With its spacious layout and fantastic outdoor space, this property is the perfect family home. Viewing is highly recommended to fully appreciate all it has to offer!



# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - C



EPC  
Band - E



North East Facing



Mains Gas, Electric,  
Water, Drainage



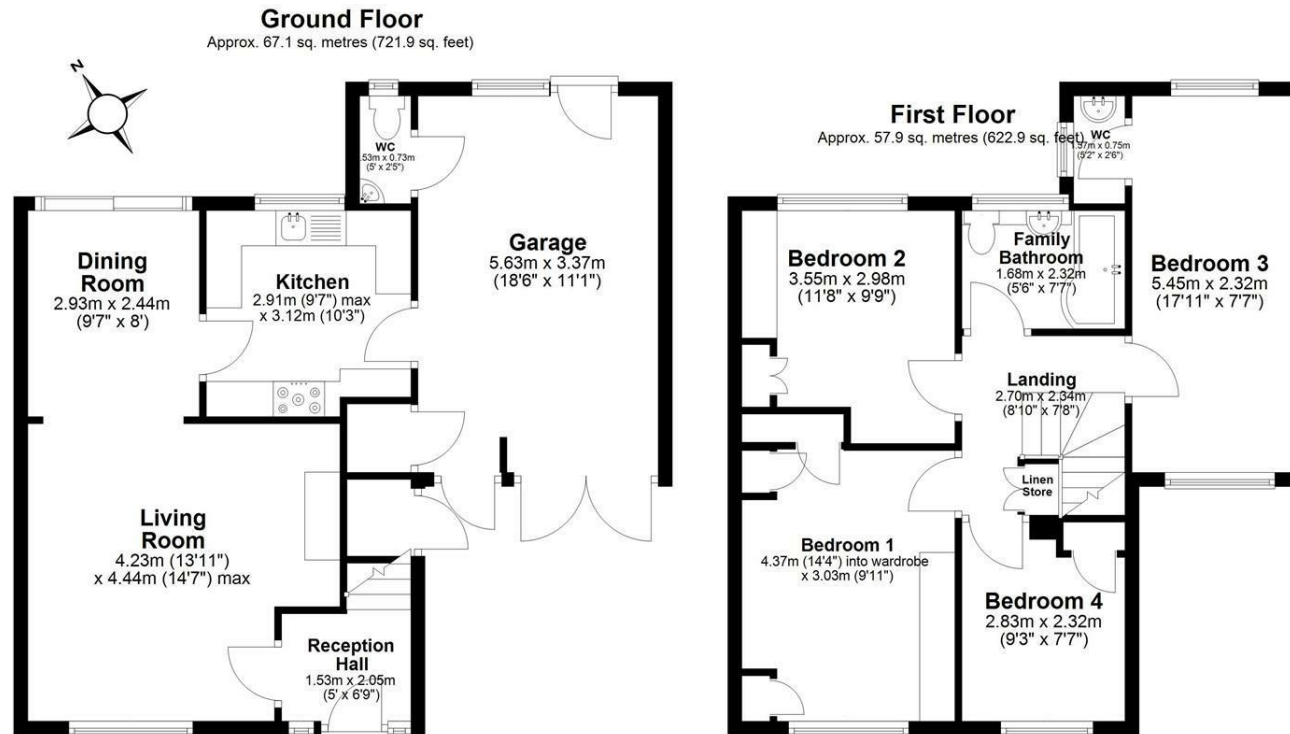
Gas Central Heating



Bishopston Primary  
The Willows

WHY NOT TAKE  
A LOOK INSIDE?  
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Total area: approx. 124.9 sq. metres (1344.8 sq. feet)

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