



FOR STARTERS



GUIDE PRICE
£525,000

MAIN COURSE

Tucked away in a quiet, sought-after position near Welcombe Hills, this extended four-bedroom detached home offers a rare opportunity to enjoy modern, upgraded living in a peaceful setting – all with the added bonus of no onward chain.

Beautifully presented and thoughtfully refurbished throughout, the property boasts a flexible layout that suits both family life and home working, with generous open-plan spaces, quality finishes, and a private, wraparound garden.

Step inside via a welcoming porch into the entrance hall, which features attractive wood-effect flooring that flows throughout much of the ground floor. A stylish downstairs toilet and useful under-stairs storage provide practical touches for busy day-to-day living.

To the rear, a bright and spacious L-Shaped open-plan sitting, dining, and kitchen area forms the heart of the home. With French doors opening to the garden and windows drawing in natural light, this sociable space is perfect for both entertaining and everyday life. The contemporary kitchen is fitted with a sleek range of units, generous work surfaces, and a central breakfast bar. Integrated appliances include a four-ring electric hob, built-in oven, microwave, dishwasher, and fridge freezer, while space and plumbing for a washing machine adds convenience.

A separate study/reception room provides excellent versatility – ideal as a home office, playroom or additional lounge – all finished with the same high-quality flooring and neutral decor.

Upstairs, the first floor offers four bedrooms, each well-proportioned and finished with care. The main bedroom benefits from downlighters and a



stylish en suite shower room with a rainfall shower, vanity storage, and contemporary tiling. Bedroom four is currently fitted with two bespoke desks, woodblock surfaces, drawers, and shelving – perfect for those needing a ready-made workspace or creative studio.

The family bathroom is equally well-appointed with a full suite, including a shower-over-bath, sleek vanity unit, and heated towel rail.

Outside, the property enjoys tarmac driveway parking to the front, while the rear and side gardens offer a peaceful, enclosed space with lawns, planted borders, and a garden shed – ideal for outdoor dining, gardening, or simply relaxing in a surprisingly private setting.

This superb home combines a tranquil location near the natural beauty of Welcombe Hills with excellent access to town amenities, schools, and transport links – a perfect balance of convenience and calm.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - D



EPC
Band - C



West Facing Rear
Garden



Mains Gas, Electric,
Water & Drainage

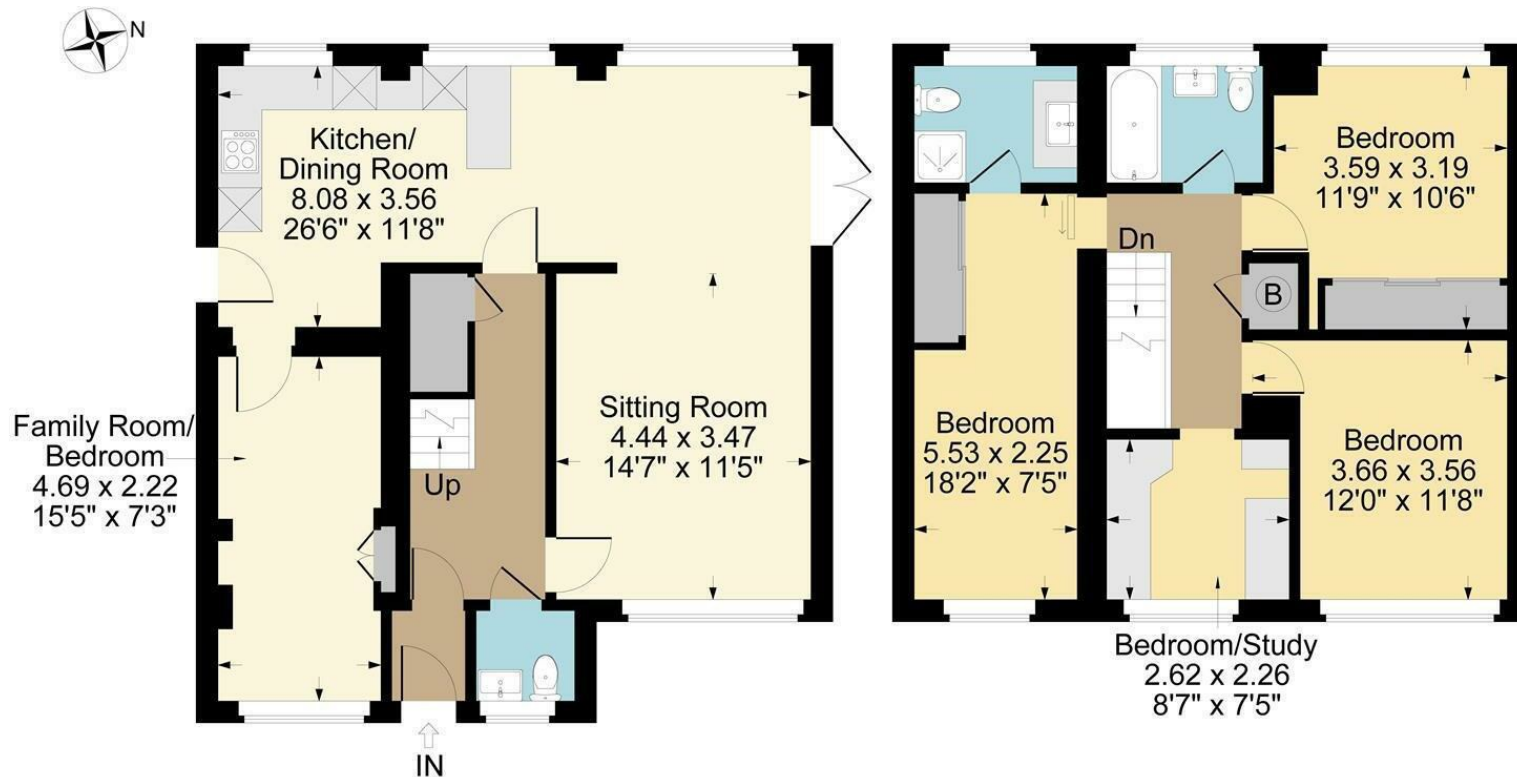


Heating System
Gas Central Heating



Thomas Jolyffe
Primary

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



Ground Floor

First Floor

Approximate Gross Internal Area
 Ground Floor = 65.44 sq m / 704 sq ft
 First Floor = 58.74 sq m / 632 sq ft
 Total Area = 124.18 sq m / 1336 sq ft

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

**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**

