



FOR STARTERS



OFFERS IN EXCESS OF
£725,000

MAIN COURSE

Impressive 4-Bedroom Detached Family Home in a Private Development in Welford.

Nestled in a prime corner position within an exclusive development of just six properties, this beautifully extended, remodelled and refurbished four double bedroom detached home offers exceptional living space, thoughtful design, and a superb village lifestyle.

Located in one of the most sought-after spots in the old part of Welford, the property is within easy walking distance of the village shop, all three pubs in the village, and the highly regarded village school—making it ideal for family living.

The current owners have transformed this home to an exceptional standard, creating a spacious, practical and elegant residence that caters perfectly to modern family life. The standout feature is the stunning open-plan kitchen, living and dining area, enhanced by a vaulted ceiling and expansive bi-fold doors that open onto the private rear garden. This incredible space offers seamless indoor-outdoor living and is perfect for both everyday family life and entertaining guests. A well-appointed utility room adds further convenience.

The ground floor also comprises a welcoming entrance hallway, a large dual-aspect lounge with a beautiful stone fireplace and electric log burner, and double doors that connect effortlessly to the open-plan living area. Two additional reception rooms provide flexibility, ideal as a home office and a playroom. A sunroom overlooking the garden and a downstairs cloakroom complete the ground floor.

Upstairs, the property features four generously sized double bedrooms. The main bedroom benefits from a modern en-suite shower room and extensive built-in storage. The family bathroom includes a bath with shower over, serving the remaining bedrooms.

The rear garden is a peaceful and private retreat, extending the full width of the house and carefully landscaped with mature planting to ensure seclusion. A large

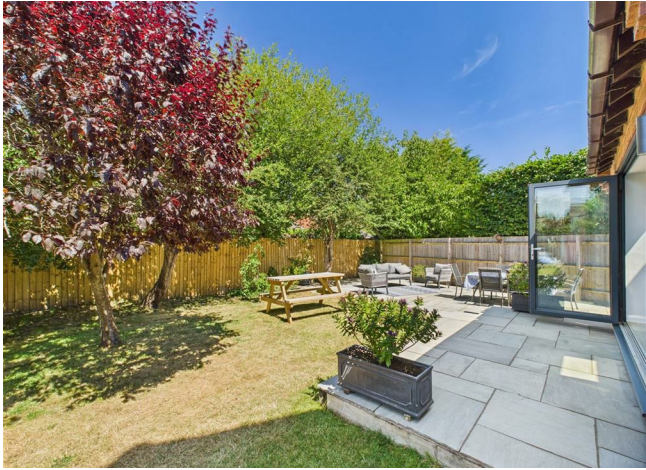


patio area provides ample space for outdoor seating and dining. The garden also offers access to the double garage, which is spacious enough to accommodate two vehicles and provides excellent storage potential. An additional outdoor area off the utility room offers further access to the front of the property.

To the front, a block-paved driveway provides parking for two vehicles. The street is quiet, private and secure, making it an ideal environment for families with children.

This exceptional home combines high-quality finishes, generous accommodation and a prime village location to offer a rare opportunity not to be missed.

Early viewing is highly recommended to appreciate all this exceptional family home has to offer.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - F



EPC
Band - D



North Facing Rear
Garden



Mains Electric,
Water & Drainage



Heating System
Oil



Welford Primary
School

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