





# FOR STARTERS



ASKING PRICE  
£650,000

## MAIN COURSE

Situated in the highly sought-after area of Shottery, this well presented three double bedroom detached dormer bungalow offers spacious and flexible accommodation, ideal for a wide range of buyers including downsizers, families with older children, or those planning for the future.

Set back from the road, occupying a corner position, the property features a large stoned driveway to the front providing off-road parking for up to four vehicles, with additional parking available through double gates at the rear, leading to a detached single garage and a versatile studio room above; perfect for a home office, gym, or hobby space.

Internally, the property is well laid out and well presented. A generous entrance hallway leads through to a large dual-aspect lounge diner, offering a bright and comfortable living space ideal for both everyday use and entertaining. The re-fitted dining kitchen is a true highlight of the home, overlooking the rear garden and featuring contemporary shaker-style units with quartz worktops, integrated appliances including a fridge freezer, oven, hob, and dishwasher, and ample space for a dining table. French doors open directly onto the garden, while a useful utility cupboard houses space for a washing machine. A downstairs cloakroom provides added convenience.

The ground floor also includes a third double bedroom, which can alternatively serve as an additional reception room or study, and a

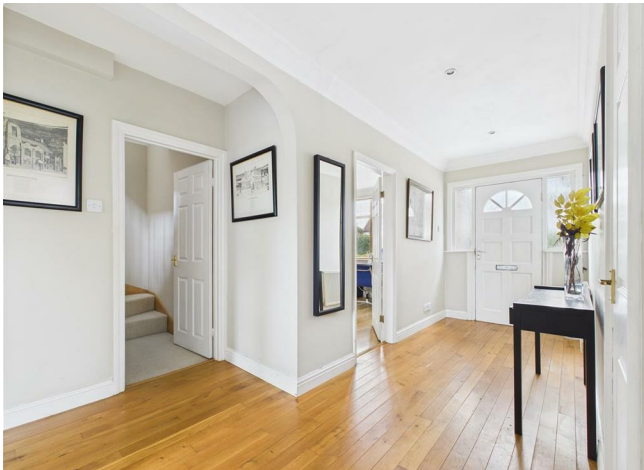




spacious main bedroom complete with walk through wardrobes and a modern en-suite shower room, perfect for single-level living if required. Upstairs, the property benefits from a second main bedroom suite, also with a private en-suite bathroom and built in storage, offering flexibility for guests or family members.

The rear garden is low maintenance and not overlooked, providing a private outdoor retreat with a seating area and artificial lawn for year-round enjoyment. The garden also provides access to the detached garage and the studio room above, which is fully usable for a variety of purposes.

This superb home offers excellent versatility and a prime location in one of the area's most desirable neighbourhoods. Early viewing is highly recommended to fully appreciate the space, flexibility, and lifestyle on offer.



# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - E



EPC  
Band - D



South East Facing Rear  
Garden



Mains Gas, Electric,  
Water & Drainage



Heating System  
Gas Central Heating



Shottery Primary  
Holy Trinity Primary

WHY NOT TAKE  
A LOOK INSIDE?  
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Floor 0 Building 1



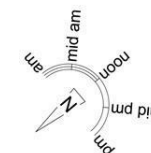
Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2



Approximate total area<sup>(1)</sup>

1713 ft<sup>2</sup>

159.1 m<sup>2</sup>

Reduced headroom

124 ft<sup>2</sup>

11.5 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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