





# FOR STARTERS



OFFERS IN EXCESS OF  
£499,995

## MAIN COURSE

Tucked away in one of the most desirable cul-de-sacs south of the river, this well-presented four-bedroom detached home offers the best of both worlds—peace and seclusion, yet within easy walking distance of the town centre. It's the kind of location where homes rarely come up for sale, and it's easy to see why.

Set behind a block-paved driveway, the property is approached via a storm porch that leads into a bright and welcoming hallway. To your right is a useful downstairs cloakroom, while to the left, the sitting room provides a comfortable space with a feature fireplace, perfect for relaxing. This flows into a separate dining room with views and access out onto the private rear garden—a lovely spot for entertaining or simply enjoying the peaceful surroundings.

The kitchen is positioned at the back of the house, overlooking the garden, and has enough space for a breakfast table. Off the kitchen is access into the rear of what was once a tandem garage, now part utility room, part adaptable space. Subject to the usual permissions, this could be opened up to create a large open-plan kitchen/dining/living area—a popular modern layout that many buyers are now looking for.

Upstairs, there are four bedrooms. The two main double rooms come with built-in wardrobes. Bedroom three is a decent size, and bedroom four would make an ideal home office or nursery. A three-piece family bathroom and a spacious landing with loft access complete the





upstairs.

The garden is a real feature of the home: mature, private, and not directly overlooked. It's mainly laid to lawn with well-stocked borders and a patio area for outdoor dining. There's also side access, an electric garage door, and scope to expand the driveway if more parking is needed.

For those looking to be close to town but in a quiet, tucked-away setting, this property offers a rare chance to buy in a location where few homes change hands—and with plenty of potential to adapt or extend over time.



# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - F



EPC  
Band - D



South/East



All Mains Services  
are connected



Heating System  
Mains Gas boiler



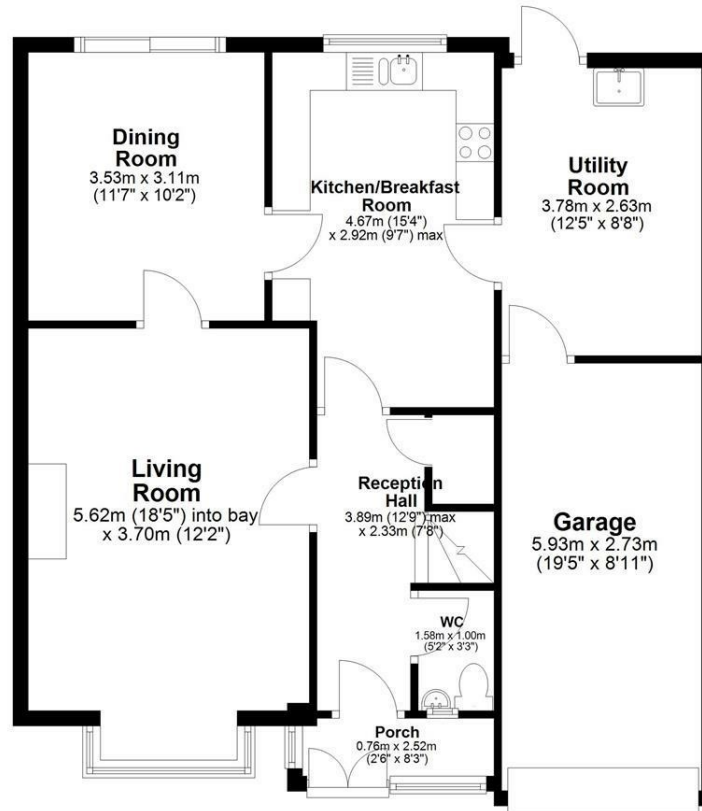
Alveston Primary &  
Bridgetown

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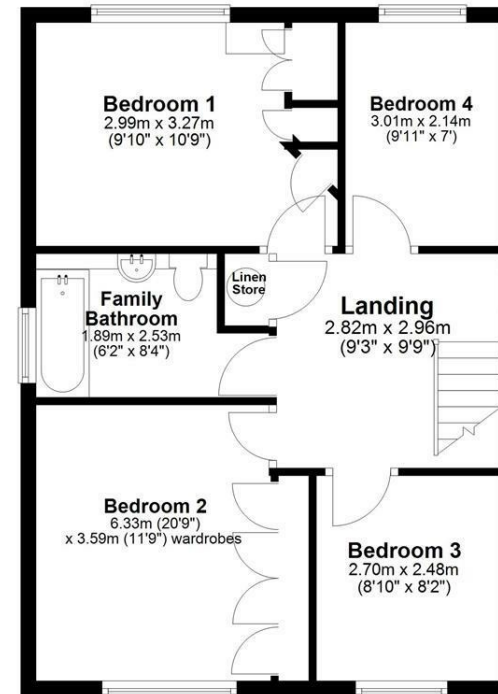
### Ground Floor

Approx. 85.3 sq. metres (918.3 sq. feet)



### First Floor

Approx. 46.2 sq. metres (496.8 sq. feet)



Total area: approx. 131.5 sq. metres (1415.1 sq. feet)

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