



FOR STARTERS



ASKING PRICE
£550,000

MAIN COURSE

Nestled in a desirable and beautifully tucked-away cul-de-sac in Newbold on Stour, this detached four-bedroom property offers generous accommodation, superb versatility, and fantastic potential for future enhancement. Positioned in a stunning, peaceful spot, the home presents an excellent opportunity for buyers seeking space, comfort, and the ability to personalise a substantial property to their own taste.

On entering, the spacious hallway immediately sets the tone, with the staircase rising to the first floor. The study to the left provides an ideal space for home working or hobbies. The sitting room is a wonderfully bright dual-aspect space, centred around an attractive open fireplace, creating a warm and inviting atmosphere. This room flows into a dining area, where sliding doors open into the conservatory, inviting plentiful natural light and views of the garden. A further door leads directly from the dining room into the kitchen, allowing for an easy and practical layout.

The kitchen itself is well-proportioned and fitted with a range of wall, base, and drawer units with work surfaces over. There is excellent potential here for buyers wishing to reconfigure or open the kitchen and dining spaces, subject to the usual consents, to create a modern open-plan living area. From the kitchen, a door leads into the utility room, which offers additional storage, a sink, and space and plumbing for a washing machine, along with access to the rear garden.



To the first floor, the property offers four well-sized double bedrooms, all benefiting from built-in wardrobes. The main bedroom enjoys its own en-suite bathroom, while the remaining bedrooms are served by a contemporary and stylish shower room. The generous proportions and practical layout of the first floor make it ideal for families or those seeking guest accommodation.

The exterior of the property is equally appealing. To the front, a generous garden and driveway lead to the double garage, providing ample parking and storage options. A side gate gives access to a private wrap around rear garden.

This superb home, set in a stunning cul-de-sac location, presents an exceptional opportunity for buyers seeking space, versatility, and the potential to modernise and enhance further. Early viewing is strongly recommended to appreciate all that this wonderful property has to offer.

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - F



EPC
Band - C



South Facing Garden



Mains Gas, Electric,
Water, Drainage



Gas Central Heating

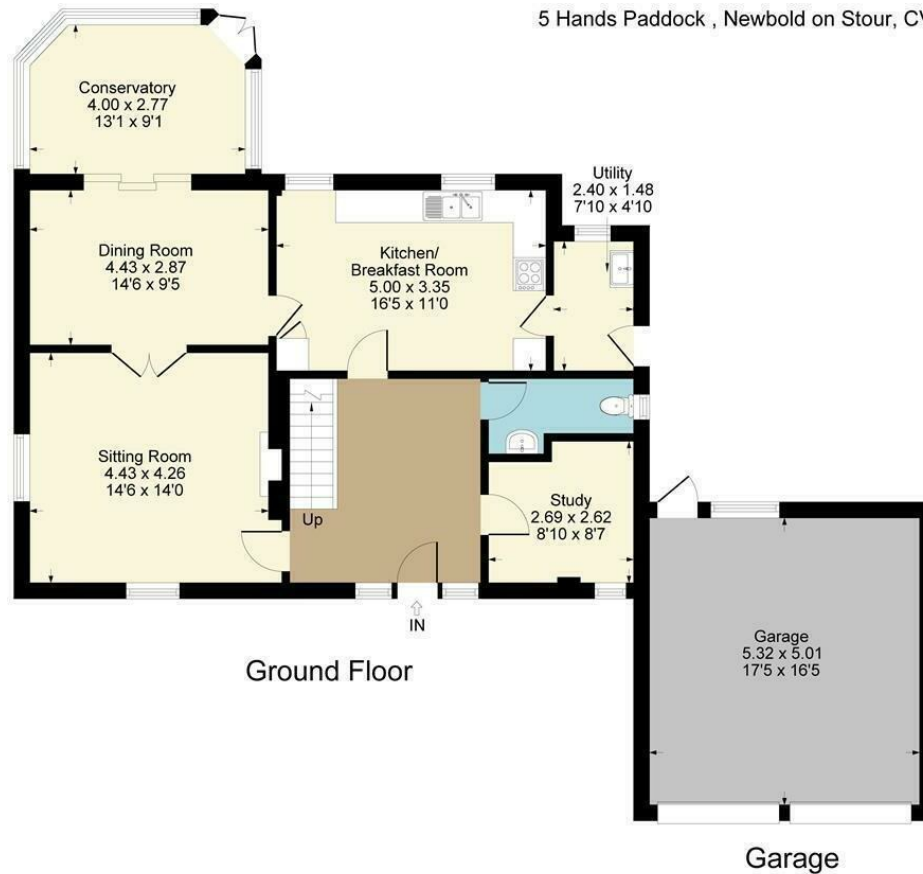


Newbold & Tredington
Primary

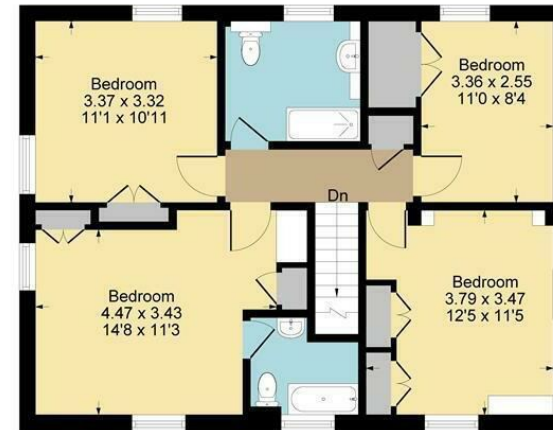
WHY NOT TAKE
A LOOK INSIDE?
GIVE US A CALL
01789 414222



5 Hands Paddock, Newbold on Stour, CV37 8UD



Ground Floor



First Floor

Approximate Gross Internal Area = 161.95 sq m / 1743 sq ft
Garage = 26.65 sq m / 287 sq ft
Total = 188.60 sq m / 2030 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**

