



# FOR STARTERS



OFFERS IN EXCESS OF  
£395,000

## MAIN COURSE

Spacious Four-Bedroom Family Home | Beautiful Garden | Open Plan Living | Move-In Ready

Perfectly suited for growing families, this beautifully presented four-bedroom home offers generous living space, a stunning rear garden, ample parking, and the all-important open plan kitchen dining room. Extensively upgraded and renovated by the current owners, this property is ready for its next owners to move straight in and enjoy.

Step inside to a welcoming entrance hall of impressive proportions, offering plenty of space for coats and shoes. The centrally positioned staircase creates a lovely focal point and adds to the home's inviting feel. To the front of the property, you'll find a fantastic sized living room, flooded with natural light and featuring a stunning glass-fronted fireplace that serves as the focal point of the room. There is ample space for a range of furniture, making it the perfect place to relax and unwind.

An opening from the living room leads into the impressive open plan kitchen dining area, designed with modern family living in mind. The contemporary kitchen offers both style and practicality, with plenty of space for a dining and seating area, making it ideal for socialising and family gatherings. The kitchen can also be accessed directly from the entrance hall for added convenience.

To the rear of the property, a lovely sun room extends the living space further. Accessed from the dining area, this bright and airy space opens seamlessly to create a sociable atmosphere, perfect for entertaining, while enjoying beautiful views over the garden.

A separate inner hallway leads to a rear entrance door and a modern,



spacious shower room/utility area, cleverly positioned to keep practical living separate from the main living areas.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The master bedroom is a generous size with plenty of space for additional furniture. Bedrooms two and three are comfortable doubles, while the fourth bedroom is a good sized single, ideal for a child's room, nursery, or home office. All bedrooms are served by an immaculately presented modern family bathroom.

Outside, the rear garden is truly stunning. A beautiful patio area provides the perfect setting for al fresco dining, while the generous lawn offers plenty of space for children, gardening enthusiasts, and family enjoyment.

With ample parking, stylish interiors, and spacious accommodation throughout, this fantastic family home must be viewed to be fully appreciated.

Early viewing is highly recommended.

## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - C



EPC  
Band - TBC



West Facing Garden



Mains Gas, Electric,  
Water

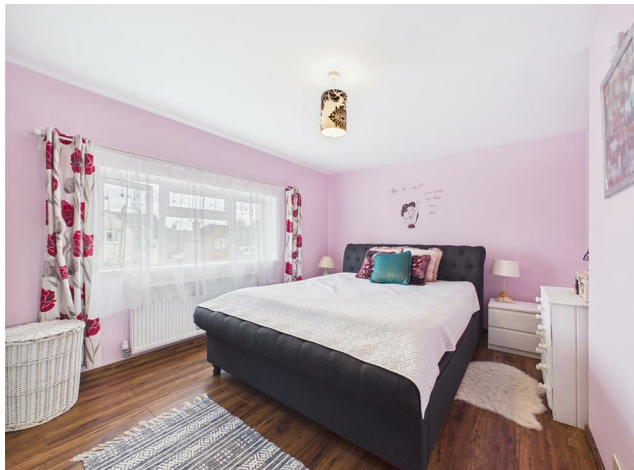


Gas Central Heating



Stratford Girls  
Stratford High  
Thomas Jolyffe

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





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

1326 ft<sup>2</sup>  
123.2 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.

GIRAFFE360



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