



FOR STARTERS



OFFERS IN EXCESS OF
£525,000

MAIN COURSE

Situated on the highly sought-after Roebuck Road, this beautifully presented four-bedroom detached family home occupies a quiet position within one of the area's most popular residential locations. Offering easy access to the train station, highly regarded schools, Maybird Retail Park and excellent commuting links, this home is perfectly suited to modern family living whilst also appealing to a wide range of buyers looking for a property ready to move straight into.

Upon entering, you are welcomed by a bright and spacious hallway which immediately sets the tone for the rest of the home. To the left is the first reception room, a versatile space ideal for use as a home office, study or playroom. To the right sits the stunning main living room, beautifully enhanced by a bay window that fills the space with natural light. Glass internal doors create a wonderful flow through to the impressive open-plan kitchen, dining and family area, allowing uninterrupted views right through to the garden and creating a fantastic sense of space throughout the ground floor.

Stretching across the entire rear of the property, the open-plan kitchen and living area is undoubtedly the heart of the home and perfectly designed for entertaining and family life alike. French doors open directly onto the rear garden, seamlessly blending indoor and outdoor living during the warmer months. The kitchen itself is finished to a high standard with a range of fully integrated appliances, extensive worktop space and ample storage cupboards. There is generous room for both dining and relaxed seating areas, all enjoying lovely views over the garden.

Also located on the ground floor is a contemporary downstairs WC incorporating a practical utility area, along with a useful under stairs storage cupboard.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom is an excellent size and benefits from fitted wardrobes along with a modern en-suite shower room. The second bedroom is equally spacious, while the third bedroom provides an ideal guest room. The fourth bedroom is another double room, perfectly suited as a nursery or child's bedroom. Completing



the first floor is the stylish family bathroom, finished with modern tiling and contemporary fittings.

Externally, the rear garden is beautifully maintained and enjoys a desirable west-facing aspect, allowing it to soak up the afternoon and evening sun. A generous patio area provides the perfect setting for alfresco dining and entertaining, while the lawned garden is framed by mature trees and planting, creating a wonderfully private and attractive outdoor space. The garden also offers direct access into the garage via a separate side door, alongside gated side access leading conveniently back around to the driveway.

This is a fantastic opportunity to purchase a spacious and immaculately presented family home in a prime location. Early viewing is highly recommended.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - F



EPC
Band -



West Facing Rear
Garden



Mains Gas, Electric,
Water & Drainage



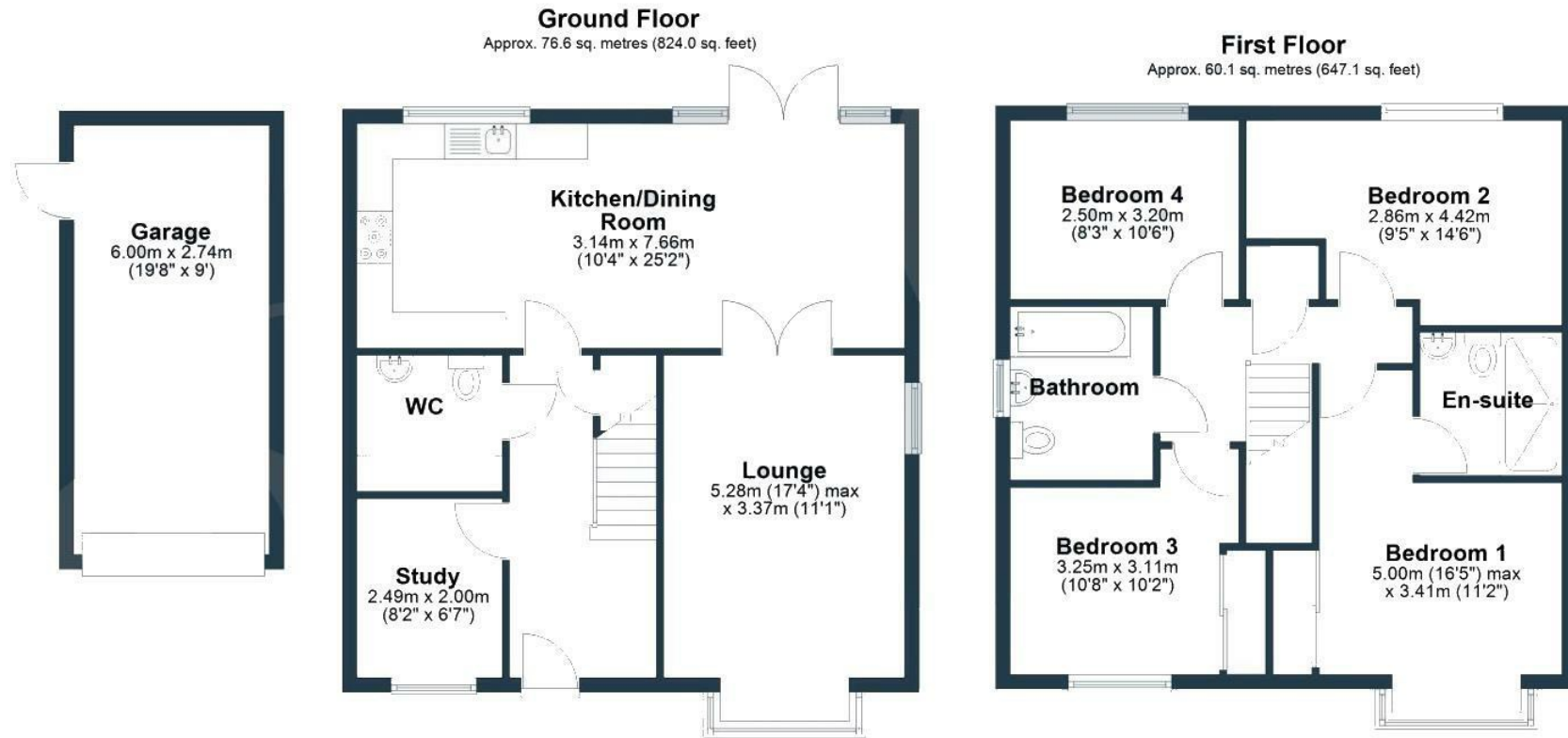
Heating System
Gas Central



Bishopton Primary
Thomas Jolyffe
Primary

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Total area: approx. 136.7 sq. metres (1471.2 sq. feet)

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