

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from are advised on information supplied by the seller. We have not had sight of the title document to view before embarking on any journey to see a property, and check its availability.



**PROPERTY TYPE** House - Detached

BEDROOMS 4

**RECEPTION ROOMS 3** 

**BATHROOMS 3** 

**EPC RATING D** 

**COUNCIL TAX BAND** 







Nestled on the charming Norman Road in Warmley, this exquisite, unfurnished, detached cottage offers a delightful blend of spacious living and picturesque surroundings. Spanning an impressive 2,304 square feet, the property boasts four generously sized bedrooms, including a master suite complete with an ensuite bathroom, ensuring comfort and privacy for all family members.

The home features three elegant reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The inviting log burner adds a touch of warmth and character, making it an ideal spot to unwind during the cooler months. With three well-appointed bathrooms, morning routines will be a breeze, accommodating the needs of a busy household.

Outside, you will find a beautifully landscaped garden, providing a serene outdoor space to relax and enjoy the stunning views overlooking Siston Common. Additionally, a separate garden room offers a versatile space that can be used as a home office, studio, or simply a peaceful retreat.

Parking is convenient with space for two cars, ensuring ease of access. The location is further enhanced by its proximity to local amenities, including a welcoming pub and scenic country walks, perfect for those who appreciate the great outdoors. Families will also benefit from nearby local schools, making this property an excellent choice for those seeking a family-friendly environment.

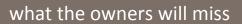
With a council tax band of F and an energy performance certificate rating of D, this remarkable cottage is a rare find in the Warmley area. Don't miss the opportunity to make this beautiful home your own

Available Now













## the location

just a thought...