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## The Presbytery, St. Mary Street

Guide Price £475,000-£500,000

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- No Chain
- Immaculate and Spacious Detached Property
- Driveway and Garage
- Four Reception Rooms
- Four Bathrooms
- Potential Fifth Bedroom
- Enclosed Rear Garden



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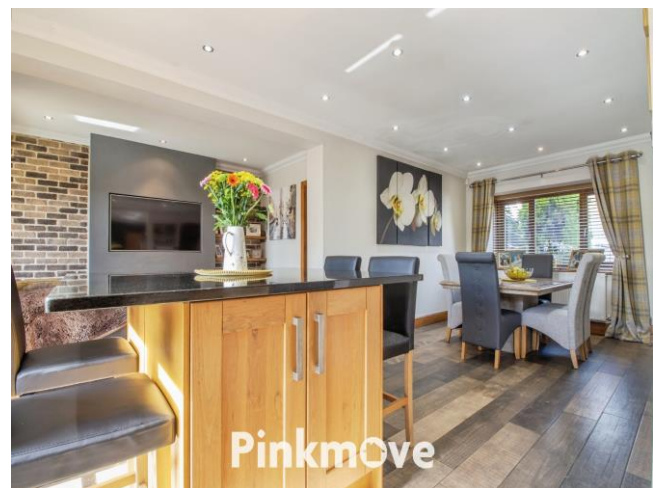
## About the property

Offered with no onward chain, this exceptional detached home is beautifully presented and ready to move straight into. Immaculately maintained throughout, the property offers generous living space with four double bedrooms, four bathrooms, and four versatile reception rooms—perfect for modern family life.

At the heart of the home is a bright and spacious open-plan kitchen, ideal for everyday dining and entertaining. Two of the reception rooms feature stylish fireplaces, creating cosy spaces to relax, while the conservatory provides a peaceful spot to enjoy the garden all year round.

Upstairs, the impressive master suite includes a walk-in wardrobe and en-suite bathroom, offering a luxurious retreat. The additional bedrooms are all doubles, and there's potential to create a fifth bedroom from the upstairs sitting room if desired.

Outside, the property continues to impress with a private enclosed garden, ample driveway parking, and a garage for added convenience. Located close to excellent schools, transport links, and local amenities, this home ticks all the boxes for families seeking space, comfort, and a stress-free move.



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## Accommodation

### Living Room

22' 4" x 11' 8" ( 6.81m x 3.56m ) Max Measurements

### Conservatory

14' 5" x 11' 3" ( 4.39m x 3.43m )

### Kitchen

10' 1" x 10' 8" ( 3.07m x 3.25m ) Max Measurements

### Dining Area

22' 4" x 8' 8" ( 6.81m x 2.64m ) Max Measurements

### Lounge

12' 1" x 7' 5" ( 3.68m x 2.26m ) Max Measurements

### Shower Room

6' 5" x 5' 5" ( 1.96m x 1.65m )

### Bedroom 1

15' 4" x 17' 9" ( 4.67m x 5.41m )

### En-Suite

5' 2" x 7' 6" ( 1.57m x 2.29m )

### Bedroom 2

10' 4" x 11' 9" ( 3.15m x 3.58m )

### Bedroom 3

10' 4" x 10' 9" ( 3.15m x 3.28m )

### Bedroom 4

11' 4" x 8' 3" ( 3.45m x 2.51m )

### Bathroom 1

7' 6" x 6' 5" ( 2.29m x 1.96m )

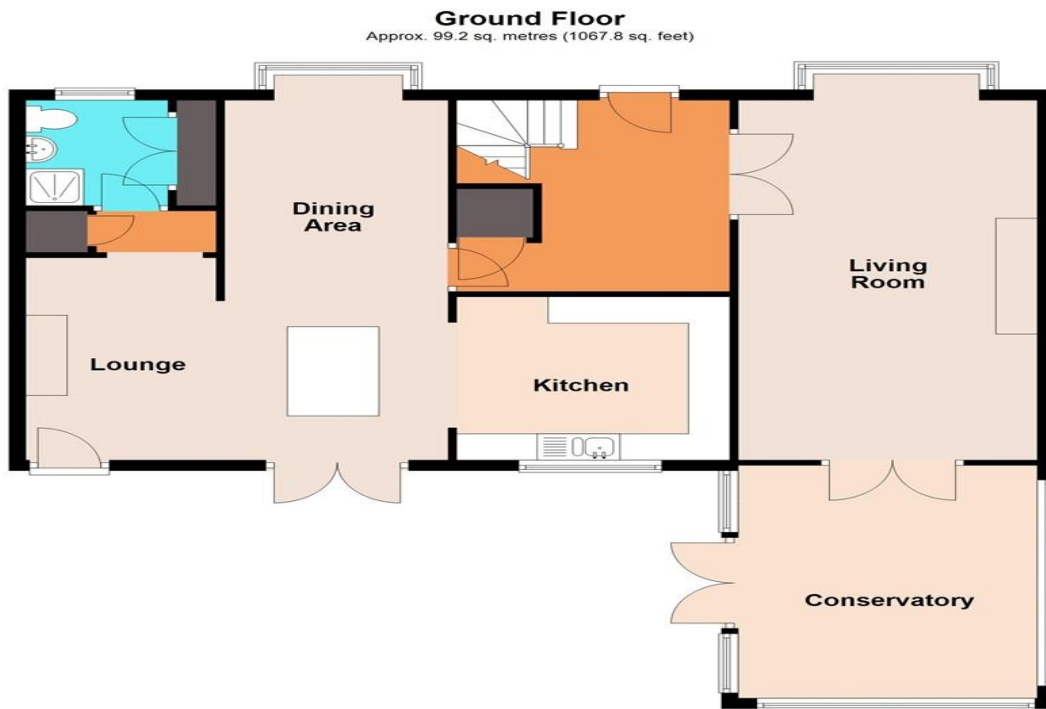
### Sitting Room/Potential Fifth

16' 5" x 8' 8" ( 5.00m x 2.64m )

### Bathroom 2

5' 2" x 8' 8" ( 1.57m x 2.64m )

## Floorplan



Total area: approx. 204.5 sq. metres (2201.5 sq. feet)  
**The Presbytery**

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.