



The Paddocks, Lightmoor, Telford

£289,500



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Freehold | EPC rating: B

- Impressive Four Bedroom Semi Detached Property
- Spacious and Well Presented

- Envidable position on the outskirts of Lightmoor Village
- Fitted Kitchen with Integrated

BELVOIR!

Property is personal

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Description

As you step inside, you'll be welcomed by a generously proportioned lounge, illuminated by natural light streaming in through the patio doors that open up to the fabulous enclosed split-level garden. The garden offers a sense of tranquility, as it is not overlooked, providing the perfect space for outdoor gatherings and relaxation. The heart of the home is a spacious kitchen/diner, perfect for culinary enthusiasts and family gatherings. Additionally, a versatile study/dining room adds to the flexible living space on the ground floor. Convenience is key with a guest WC on this level, providing essential amenities for both residents and guests. Venture to the first floor, and you'll discover a well proportioned master bedroom with built in wardrobes and an en suite, creating your very own retreat within the home and three more well-proportioned bedrooms provide ample space for family or guests. A stylish family bathroom with a shower over the bath completes the first floor. Monksmoor Road offers an exceptional living experience in the desirable Lightmoor Village area. Don't miss the opportunity to make this property your forever home, combining comfort, style, and practicality. Freehold, EPC Rating B, Council Tax Band D. 6 years NHBC remaining. As advised by Vendor; Bournville Village Trust annual charge £355.08.

Floorplan



Rooms

WC

0.94m x 1.43m (3'1" x 4'8")

Hallway

0.99m x 4.87m (3'2" x 16'0")

Living Room

3.46m x 4.78m (11'5" x 15'8")

Study

2.61m x 2.79m (8'7" x 9'2")

Garage

2.55m x 4.88m (8'5" x 16'0")

Landing

2.05m x 2.22m (6'8" x 7'4")

Master Bedroom

2.97m x 4.31m (9'8" x 14'1")

Master Ensuite

1.52m x 2.31m (5'0" x 7'7")

Bedroom Two

2.69m x 4.23m (8'10" x 13'11")

Bedroom Three

2.84m x 3.66m (9'4" x 12'0")

Bedroom Four

2.20m x 2.73m (7'2" x 9'0")

Bathroom

2.03m x 2.41m (6'8" x 7'11")

Photographs



