



£410,000

38 Greenmeadow Way

Detached House | 4 Bedrooms | 4 Bathrooms

01446 488288

botham
williams
Estate Agents

www.bothamwilliams.co.uk



Step Inside

Key Features

- Beautiful detached family home
- Spacious lounge opening to a modern social kitchen/diner
- 4 Double Bedrooms, including a master with en-suite
- Double Driveway with garage for additional storage
- Impressive South-Facing Rear Garden
- Fantastic School catchment

Property Description

Botham Williams are excited to market this spacious and beautifully presented 4 double bedroom detached house is an ideal family home, offering ample accommodation and modern amenities. Built with both functionality and style in mind, this property includes a well-designed layout, UPVC windows, and gas central heating throughout.

Main Particulars

Botham Williams are delighted to present this spacious and immaculately presented four-bedroom detached family home, offering modern living with a stylish twist. Thoughtfully designed with generous proportions throughout, this home boasts four double bedrooms, including two with en-suites, and is perfect for growing families seeking space, functionality, and comfort.

Built with contemporary living in mind, the property features gas central heating, UPVC double glazing, and a layout that effortlessly blends practicality with a high-end finish.

Ground Floor

Entrance Hallway

Step into a warm and inviting entrance hall via a smart composite front door. The space is finished with smooth walls, a modern LVT floor, and carpeted stairs rising to the first floor. There's a handy under-stair recess, alarm panel, and internal doors leading to the lounge and kitchen/diner. Fuse box is neatly enclosed.

Living Room – 5.48m x 3m

This bright and welcoming room is beautifully presented with LVT flooring. The space is generous and ideal for relaxing or entertaining, complete with two radiators.

Kitchen / Dining Room

8.58m x 2.97m

A real showpiece of the home, this sleek and contemporary kitchen is fitted with high-gloss white units, stylish worktops, and a one-and-a-half bowl inset sink. Integrated appliances include a double waist-level oven, gas hob with extractor, washing machine, and dishwasher. The LVT flooring continues, and there's ample space for a large family dining table. Light floods in through two rear aspect windows and French doors opening to the garden. Glazed double doors also link back to the lounge for a seamless flow. Two radiators provide ample warmth.

Cloakroom / WC – 1.68m x 0.79m

A practical downstairs WC with matching white suite, splashback tiling, radiator, extractor fan, and continued LVT flooring.

First Floor

Bedroom One

3.98m x 3.35m

A carpeted, spacious double room with a front-facing window. Includes two built-in single wardrobes and access to:

En-Suite

3.15m x 1.85m

Comprises a shower enclosure with thermostatic shower, low-level WC, wash hand basin, and heated towel rail. Features partial tiling, opaque rear window, laminate flooring, and a shaver point.

Bedroom Two

4.11m x 2.92m

Another generous double with dual front-facing windows offering park views. Carpeted and fitted with two single wardrobes. Also includes:

En-Suite

Modern shower enclosure with fully tiled walls, WC, wash hand basin, heated towel rail, opaque side window, mirrored cabinet, and tiled effect laminate floor.

Bedroom Three

3.12m x 2.99m

A rear-facing, carpeted double room with radiator and a single built-in wardrobe.

Family Bathroom

2.28m x 2.11m

Well-appointed with a white suite including a panelled bath, low-level WC, and pedestal wash hand basin. Fully tiled walls, heated towel rail, laminate flooring, and rear-facing opaque window complete the look.

Bedroom Four

2.72m x 2.51m

A cosy yet well-proportioned double room with rear aspect window, floor-to-ceiling fitted wardrobes, and a radiator.

Landing

The landing is carpeted with a radiator and offers access to a partially boarded loft via hatch and ladder.

Outside

Rear Garden

Enjoy outdoor living in this private and fully enclosed rear garden, offering a patio area for seating and a well-maintained lawn. Side access leads to the front, and additional features include an outside tap, power points.

Front & Driveway

To the front, a tarmac double driveway offers off-road parking, complemented by an integral garage—ideal for storage or additional parking.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright ©

Telephone: 01446 488288

botham
williams
estate agents

www.bothamwilliams.co.uk