



Little Birch Croft, Whitchurch

£450,000

- **Energy Rating - D**
- **20ft Lounge**
- **Newly Fitted Kitchen**
- **Garden Cabin / Bar**
- **Lots Of Storage**

- **Four Bedrooms**
- **Dining Room**
- **Utility Room**
- **Hot Tub In South Facing Rear Garden**
- **Cul De Sac Location**

This beautifully extended four-bedroom semi-detached family home is nestled in a sought-after cul-de-sac location. The property offers versatile living space, featuring two ground-floor bedrooms, alongside two additional bedrooms and a family bathroom on the first floor. The spacious dual-aspect lounge is flooded with natural light, thanks to large sliding patio doors that open onto the stunning south-facing rear garden, perfect for outdoor relaxation and entertaining.

The home also boasts a separate dining room, a newly fitted kitchen, a utility room, and a convenient ground-floor cloakroom. The rear garden is a true highlight, with a charming patio area, a hot tub, and a garden cabin/bar, as well as a storage shed and workshop. This delightful home provides a fantastic opportunity for family living in a prime location.

Lounge 20'0 x 12'0 (6.10m x 3.66m)

Dining Room 13'0 x 8'0 (3.96m x 2.44m)

Kitchen 10'0 x 9'0 (3.05m x 2.74m)

Utility Room 7'0 x 6'0 (2.13m x 1.83m)

Ground Floor Cloakroom

Ground Floor Bedroom Three 10'0 x 6'0 (3.05m x 1.83m)

Bedroom Four / Office 10'0 x 8'0 (3.05m x 2.44m)

Storage Room 7'0 x 7'0 (2.13m x 2.13m)

Bedroom One 14'0 x 12'0 (4.27m x 3.66m)

Bedroom Two 11'0 x 9'0 (3.35m x 2.74m)

Bathroom

Council Tax - Band D

Tenure Status - Freehold



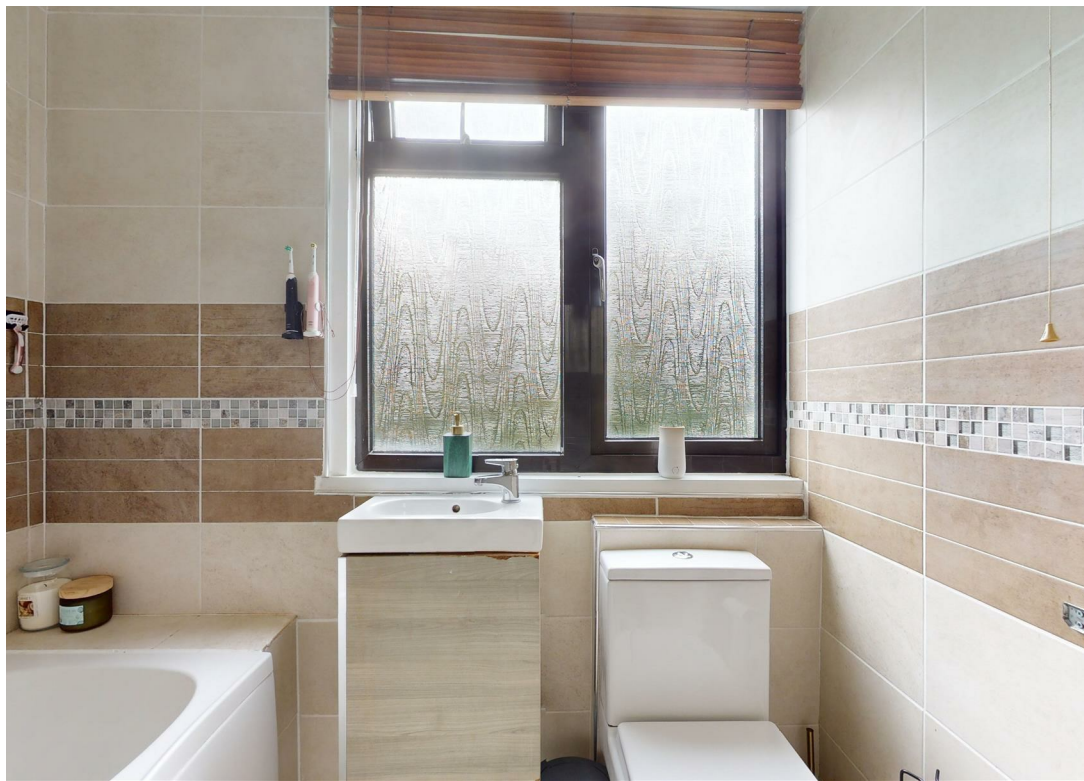






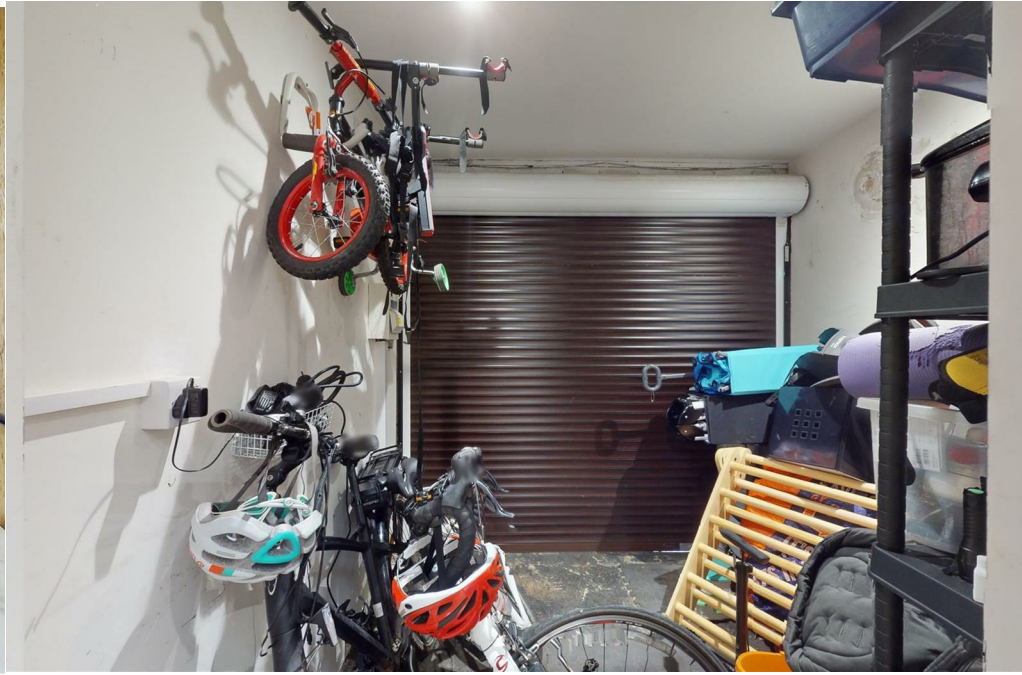
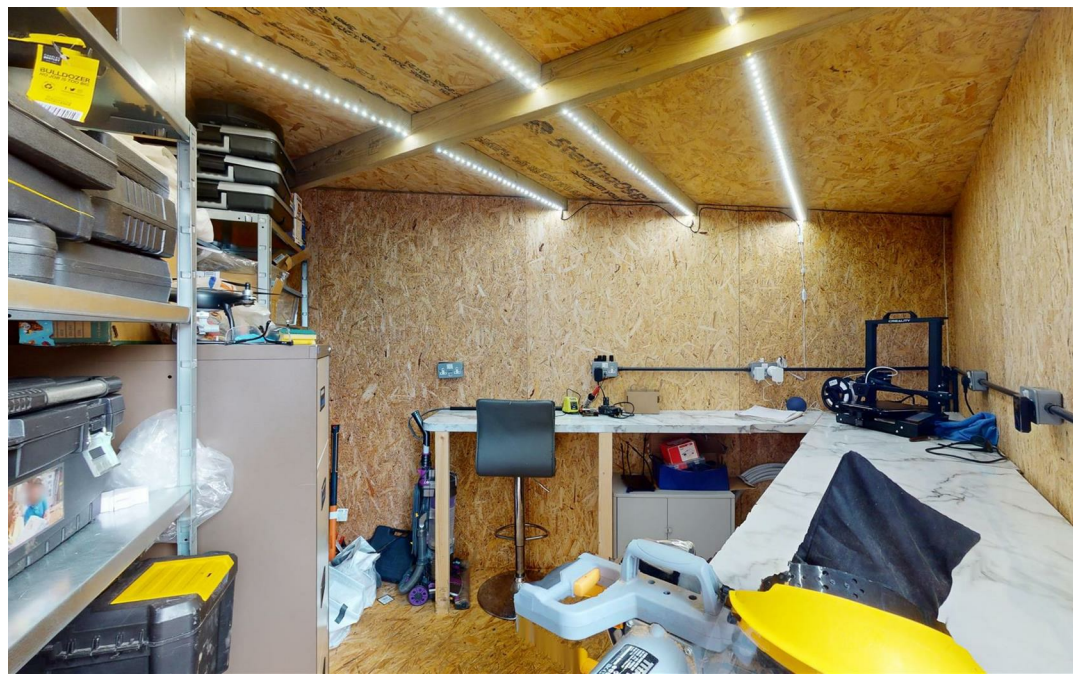










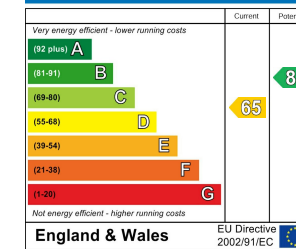




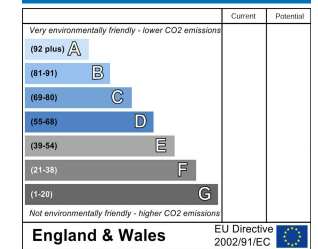
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### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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