



**Bluebell Way  
Emersons Green**

£425,000

**ChaseBuchanan**

## Key Features

- Semi-detached
- Three Bedrooms
- Loft-Conversion
- Kitchen-Diner
- Landscaped Garden
- Garage and Off Street Parking



## Description

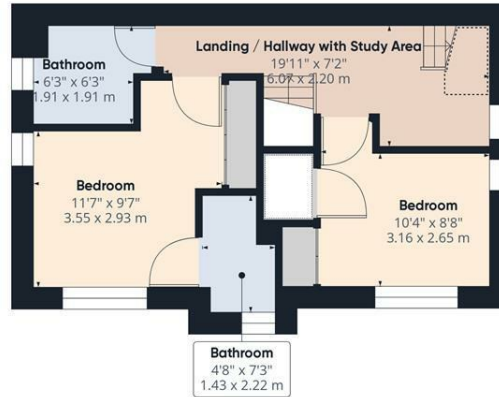
This 3-storey property boasts a spacious 1162.5 square feet of living space. Originally a 'Morpeth 2' Barratts home, the property has been extended into the loft by the current owners. The ground floor layout consists of a kitchen-diner with Amtico flooring and double doors to rear garden, a convenient WC and a generously sized living room. Moving on to the first floor, here you will find two bedrooms, with Hammonds fitted wardrobes and en-suite to main, and family bathroom as well as an ideal work-from-home study space on the landing. The top floor further adds to the living space with a combined living-bedroom and additional space perfect for a desk or further storage to compliment the fitted wardrobes. This floor again boasts Amtico flooring throughout. This diverse layout across the three floors leaves room for flexibility in terms of room usage, making this an ideal property for someone looking for a place that can cater to various needs. Externally there is a landscaped south-easterly facing rear garden and garage with driveway.



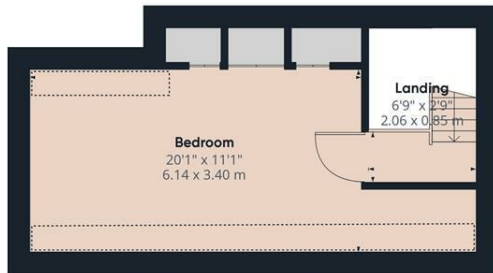




Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1171.57 ft<sup>2</sup>  
108.84 m<sup>2</sup>

Reduced headroom

74.16 ft<sup>2</sup>  
6.89 m<sup>2</sup>

(1) Excluding balconies and terraces.

☒ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

For more information or to book a viewing, please contact:

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Care has been taken in the preparation of these particulars, however, their accuracy is not guaranteed and they do not form part of any contract. Measurements stated must be considered maximum.

