



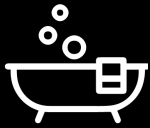
**3 Bed
House - End Terrace
located in Wattsville**



4 Railway Cottages Wattsville Cross Keys NP11 7PU



3



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Offers over £315,000

Nestled in the charming area of Wattsville, Cross Keys, this delightful end terrace house offers a unique blend of character and modern living. Built in 1885, the property boasts a rich history while providing ample space for contemporary family life. Spanning an impressive 1,270 square feet, this home is deceptively spacious, ensuring that every corner is utilised to its fullest potential.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout flows seamlessly, creating a warm and welcoming atmosphere throughout. The three well-proportioned bedrooms provide comfortable retreats for rest and relaxation, making this property ideal for families or those seeking extra space.

The location in Wattsville offers a peaceful residential setting, while still being conveniently close to local amenities and transport links. This combination of space, character, and convenience makes this end terrace house a truly exceptional opportunity for anyone looking to settle in this lovely area.

In summary, this property is not just a house; it is a home filled with potential and charm, waiting for the right

Kitchen

17'1" x 7'7"

This kitchen is designed with practicality in mind, featuring wood-effect cabinetry providing ample storage. It is fitted with modern appliances including a large cooker and a washing machine, thoughtfully arranged along the counter space. The room benefits from natural light through two sizeable windows, which overlooks the garden. The floor is finished with dark tiling that contrasts nicely with the warm wood tones of the cabinets.

Dining Room

13'5" x 11'10"

The dining area is warm and inviting. The room is characterised by attractive oak effect flooring and a traditional fireplace that feeds the central heating and hot water system and is deceptively spacious. The room has built-in cupboards with glass-fronted doors. Natural light filters in through a curtained window, and the space benefits from a charming open-plan archway connecting it to the adjacent sitting room, allowing for a seamless flow between the two spaces.

Living Room

12'2" x 12'2"

This sitting room offers a cosy retreat with a classic fireplace featuring a charming wood-burning stove set within a brick arch. The neutral carpet underfoot adds warmth, while the windows with curtains provide natural light and a view outside. This room is a spacious place for relaxing or entertaining.

Bathroom

8'6" x 6'7"

The bathroom is finished with modern, large-format tiles in neutral tones that cover the walls and floor, creating a sleek, cohesive look. It features a white suite with a bathtub and a shower screen, a pedestal basin, and a contemporary toilet. A frosted window allows for privacy while letting in natural light, and there is a wall-mounted cabinet for additional storage. The room feels fresh and well-appointed.

Bedroom 1

11'10" x 8'2"

This bedroom is a comfortable double room with a neutral palette and plenty of built-in storage, including wardrobes and overhead cupboards that provide excellent space-saving solutions. The room benefits from plenty of natural light and the flooring is light-coloured, complementing the soft furnishings and creating a restful atmosphere.

Bedroom 2

11'6" x 8'6"

A cosy bedroom featuring a double bed and a built-in wardrobe, making good use of the compact space. The room is softly decorated with a delicate colour scheme and accented with a floating shelf for personal items. This room is ideal for a child or as a guest bedroom.



Bedroom 3

14'5" x 9'10"

An attic room converted into a bright and functional space, currently used as a study or craft room but was previously bedroom. It has sloping ceilings with recessed lighting and Dormer windows that flood the room with natural light. The floor is finished with light wood effect flooring, and there is a simple desk set up alongside storage cupboards built into the eaves, making good use of the space.

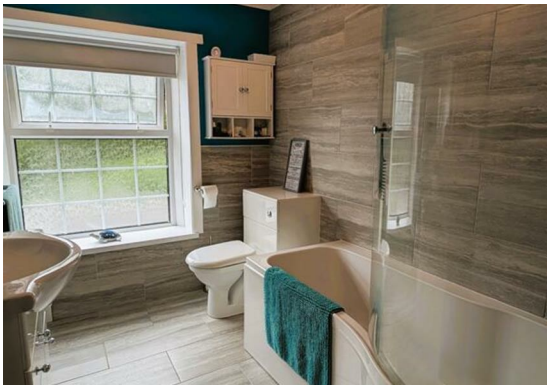
Rear Garden

The rear garden is a well-maintained outdoor space with a paved patio area adjacent to the property, ideal for seating or outdoor dining. Beyond the patio, the garden includes a lawn bordered by plants and shrubs, a circular paved feature with a birdbath or sundial at its centre, and several garden sheds for storage. The garden is enclosed with a combination of fencing and mature trees providing privacy and a peaceful setting.



Front Exterior

The front exterior showcases a charming, traditional red-brick façade with two storeys and double-glazed windows. A bright red front door adds a cheerful splash of colour and character to the home. Set back from the road, the property features a small paved front garden bordered by greenery and a low wall — a classic feature of period homes in the area. Notably, this is the largest of the four terraced houses in the row, offering additional space and presence.



Garden Room

A versatile outbuilding space with natural light streaming in through a adequate sized window. The room is currently arranged for relaxation or light therapy, with comfortable seating and a massage chair but has scope for many other uses. It also has its own circuit board separate from the house.

Private Compound

Beyond the immediate garden, there is a further enclosed area with two stables, garden sheds, and storage units. This space is ideal for outdoor activities, gardening projects, or simply enjoying fresh air in a sheltered environment. The boundaries are well defined with fencing, and mature trees provide additional privacy. This area also offers excellent space for vehicle parking, comfortably accommodating three to four cars with ease.



EPC Rating:
Council Tax Band: C

DIRECTIONS

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

