

FOR SALE



Bridgewater Way, Ravenfield
Asking Price Of £315,000


MARTIN & CO



Bridgewater Way, Ravenfield

3 Bedrooms, 2 Bathroom

Asking Price Of £315,000

- Detached
- Three bedrooms
- Drive and garage
- Conservatory
- Deceptively spacious

Nestled within a peaceful cul-de-sac in the sought-after area of Ravenfield, Bridgewater Way is a deceptively spacious and well-proportioned three-bedroom detached family home. Perfectly suited to a wide range of buyers, this property offers excellent access to local amenities, public transport links, and highly regarded schools, making it an ideal family home.

Upon entering you are welcomed by a generous entrance hall with a spindled staircase leading to the first floor. The ground floor benefits from a convenient cloakroom fitted with a modern two-piece suite. At the heart of the home is the expansive dining kitchen which boasts an extensive range of fitted wall and base units, including high-quality Neff integrated appliances. This space is perfect for family meals and entertaining. The cosy lounge featuring a charming log-burning stove, offers a warm and inviting space to relax, with doors that lead directly to the conservatory, which overlooks the rear garden.

On the first floor the landing leads to three well-sized bedrooms. The master bedroom includes fitted wardrobes and a luxurious en-suite bathroom, complete with a white four-piece suite that includes a bath and separate shower cubicle. The second



bedroom also benefits from fitted wardrobes and enjoys access to a Jack and Jill shower room, which is shared with the third bedroom, offering flexibility for family living.

Externally, the property offers a low-maintenance lifestyle with a pebbled area to the front and a single garage with a driveway providing off-road parking. The rear garden is a fantastic space for outdoor living, featuring multiple patio areas, perfect for relaxing or hosting guests. One of the highlights of this home is the impressive garden room, complete with French doors that open onto the garden. Currently used as a sitting room and bar, this versatile space adds a unique touch to the property, offering endless possibilities for its use.

With its spacious layout, desirable location, and additional features such as the garage, conservatory, and garden room, this property truly needs to be viewed to be fully appreciated. Don't miss the opportunity to make Bridgewater Way your next family

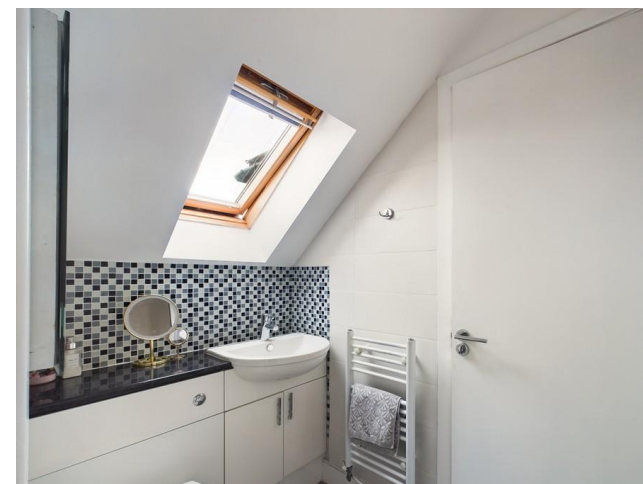
home-book your viewing today!

ENTRANCE HALL. A generous sized entrance hall with spindled staircase rising to the first floor landing with under stairs storage. With laminate flooring and a front facing entrance door.

CLOAKROOM. With a white suite which comprise of vanity wash hand basin, w.c, built in mirror with tiled splash backs and laminate floor.

DINING KITCHEN. A fantastic sized kitchen with an extensive range of fitted wall and base units in soft cream. Wall units include extractor hood. Base units are set beneath contrasting worktops which include a one and a half bowl sink, electric hob, double electric oven, microwave, integrated dishwasher, washing machine, fridge freezer, tiled splash backs, laminate flooring and front facing window.

LOUNGE. With laminate flooring, door to the rear



garden and door to the conservatory. The focal point of the room is the log burning stove.

CONSERVATORY. With laminate flooring, side, rear facing windows and side facing French doors to the rear garden.

LANDING. With loft access and two store cupboards.

BEDROOM ONE. A double size room with fitted wardrobes, front facing window and door to the en suite bathroom.

EN SUITE BATHROOM. With a white four piece suite which comprises of a vanity wash hand basin, low flush w.c, separate shower cubicle, bath, tiled splash backs and front facing window.

BEDROOM TWO. A double size room with fitted wardrobes and rear facing window.

JACK AND JILL EN SUITE. With a white three piece suite which comprises of a vanity wash hand basin, low flush w.c, shower cubicle, tiled splash backs and rear facing window.

BEDROOM THREE. A single size room with rear facing roof style window.

OUTSIDE. To the front is a pebbled area. A single garage with electric door and off road parking to the side for two cars. To the rear is an enclosed low maintenance patio style garden. With a garden room currently used as bar and sitting room with French doors opening onto the garden.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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