



FOR STARTERS



OFFERS IN EXCESS OF
£595,000

MAIN COURSE

Welcome to this immaculate four-bedroom detached property, renovated to an exceptionally high standard and positioned in a quiet cul-de-sac in the desirable location of Shottery. This stunning home, move-in ready and ideal for those seeking a practical layout, now features an en-suite shower room to the master bedroom and a utility room.

Upon entering, the hallway sets the tone for the rest of the property, featuring a light and airy atmosphere accentuated by the modern glass balustrades replacing the traditional dark wood ones, and the beautiful Victorian-style Karndean floor. Off the hallway, you'll find a useful downstairs WC and a practical utility room equipped with space for appliances, wall and base mounted units, and a separate side entrance - perfect for muddy dogs or children.

The kitchen, overlooking the sunny rear garden, is fitted with timeless navy shaker-style units complemented by a quartz worktop. Integrated appliances include an oven, hob, extractor hood, fridge, and dishwasher. A door leads from the kitchen to the rear garden, and another door connects to the dual-aspect lounge/diner. This spacious area features a bay window to the front and sliding doors to the rear, leading directly to the garden. A working log burner adds a focal point, creating a warm and inviting space.

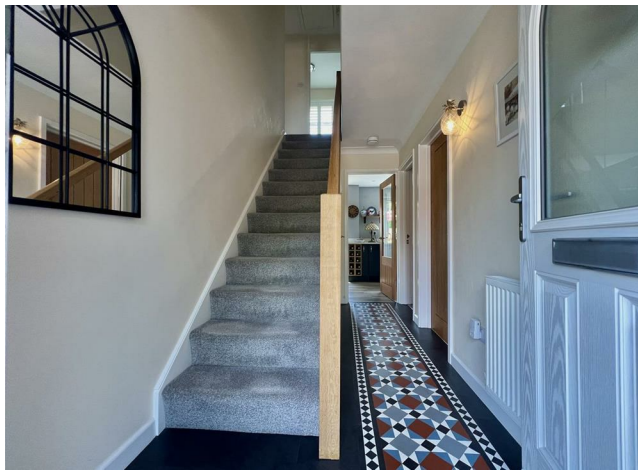
Upstairs, the main bedroom is equipped with fitted wardrobes, providing ample storage solutions, and an en-suite shower room with



a contemporary suite. There are three further bedrooms, one of which also includes a shower cubicle. The main bathroom is beautifully presented and features a large walk in shower.

The south-facing rear garden is the perfect place for relaxing and entertaining. Not overlooked, it boasts a large Indian sandstone patio for seating, a lawned area with planted borders, and two garden sheds. There is also access to both sides of the property. To the front, a driveway provides off-road parking for up to 4l vehicles and access to the garage, which has been converted into a storeroom with an electric up-and-over door.

This property seamlessly blends modern design with practical living, making it an ideal choice for discerning buyers.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - E



EPC
Band - C



South West Facing
Garden



Mains Services
Gas, Electric &
Drainage



Heating System
Gas Central Heating



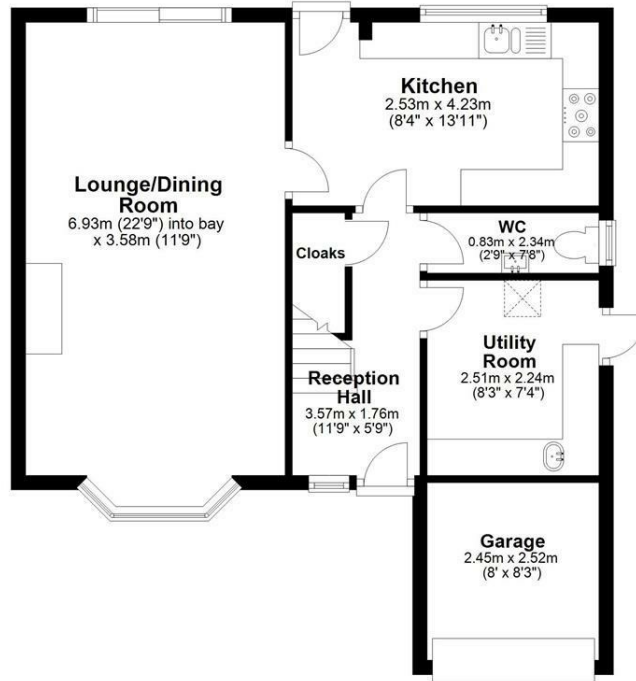
Shottery Primary
School

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A LOOK INSIDE?
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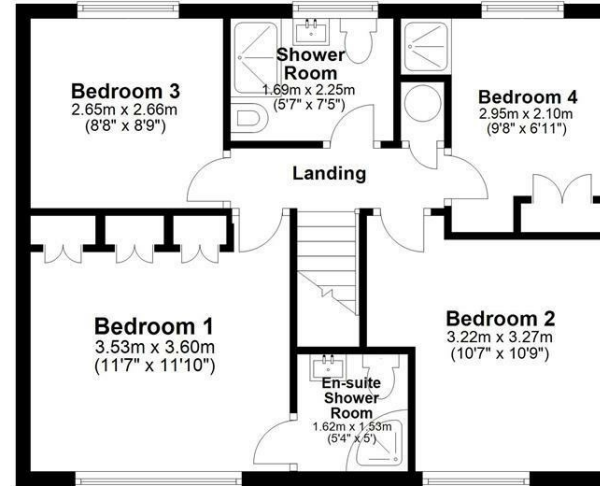
Ground Floor

Approx. 55.2 sq. metres (594.6 sq. feet)



First Floor

Approx. 49.6 sq. metres (534.3 sq. feet)



Total area: approx. 104.9 sq. metres (1128.9 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.

Plan produced using PlanUp.

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