



Goodrich Grove, offers over £400,000

- Unusually large, gated plot
- Detached family home
- Sought after location
- Four bedrooms two with ensuite
- Driveway
- Garage
- EPC Rating: C
- Council Tax: F



 4  3  1



About the property

A fantastic and rare opportunity to acquire this beautifully presented, spacious detached family home, set on a generous and unusually large, gated plot at the end of a quiet cul-de-sac. Enjoying a pleasant outlook and surrounded by greenery, the property offers both privacy and charm.

Originally built by Bovis Homes around 2000, the home benefits from a thoughtfully designed layout. The ground floor comprises an inviting hallway, a guest WC, a comfortable lounge with a separate dining room, a study, a well-appointed kitchen, side porch and a utility room. Upstairs, there are four bedrooms, two of which feature en-suite facilities, in addition to a modern family bathroom.

Located on the edge of the ever-popular Celtic Horizon development, the property is within walking distance of a wide range of amenities and enjoys excellent access to main road connections. A gated driveway, garage, and additional driveway parking further enhance this exceptional offering, which truly must be viewed to be fully appreciated.

Accommodation

Hallway

Kitchen 12' 1" x 8' 2" (3.68m x 2.49m)

Utility Room

Side Porch

Dining Room 11' 1" x 8' 5" (3.38m x 2.57m)

Wc

Lounge 18' 7" x 10' 4" (5.66m x 3.15m)

Study 7' 3" x 7' 8" (2.21m x 2.34m)

First Floor Landing

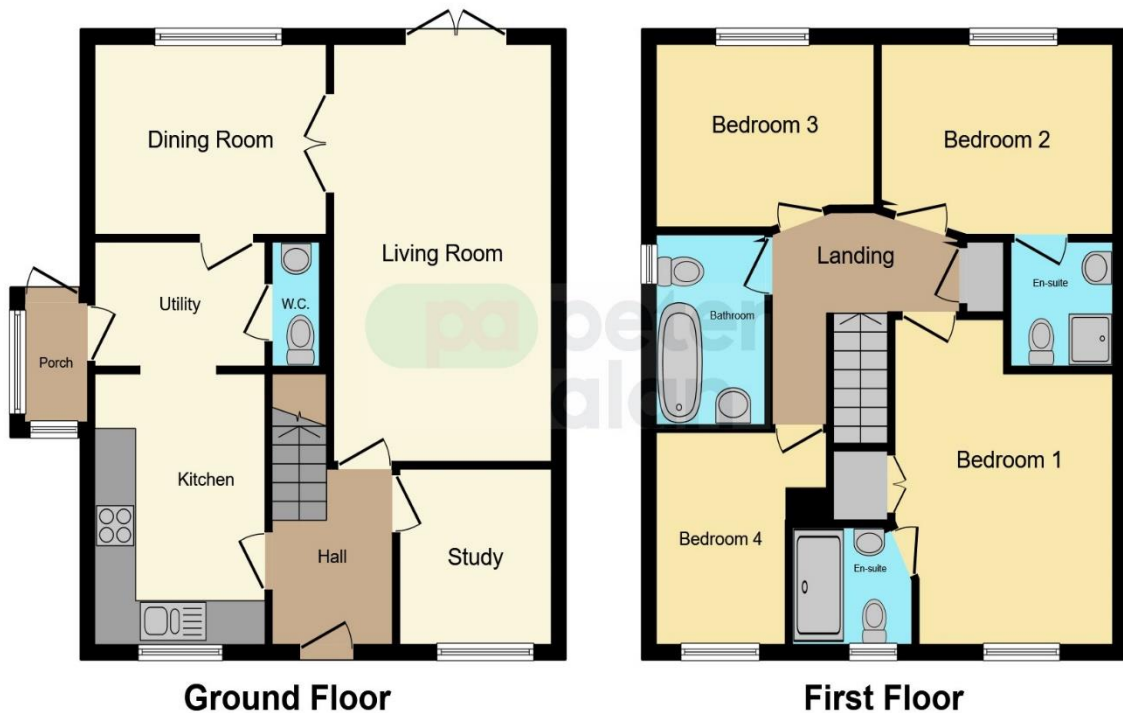
Bedroom One 12' 1" + doorway x 9' 3" (3.68m + doorway x 2.82m)

Family Bathroom

Outside



Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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