



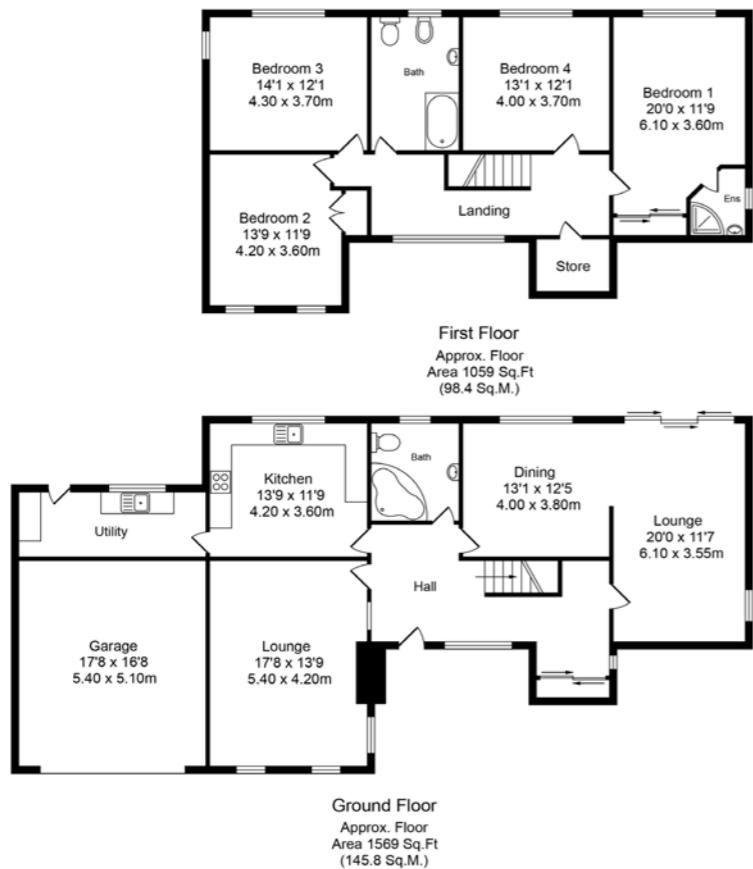
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ARNOLD & PHILLIPS
 ESTATE AGENTS

Total Approx. Floor Area 2628 Sq.ft. (244.2 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is
 Council Tax Band:

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



THE LUXURY PROPERTY SPECIALISTS

Merefield, Astley Village

A&P

Arnold & Phillips proudly presents a distinctive and expansive four-bedroom detached family home situated in the coveted Merefield Astley village. This property stands as a testament to thoughtful design and ample space, perfectly tailored for a family seeking both comfort and practicality. While the home has been diligently maintained over the years, it offers an exceptional opportunity for modernisation, aligning the traditional charm with contemporary aesthetics.

Upon entering this remarkable residence, one is immediately greeted by an impressively sized entrance hallway. This central hub of the home not only connects the various ground floor rooms but also features a staircase that leads to the first floor, setting the tone for the spaciousness that characterises the entire property. The front lounge serves as an inviting space, highlighted by a feature fireplace that adds warmth and a cosy ambiance. This room is ideal for relaxation and social gatherings, offering a welcoming environment for both family members and guests. A key highlight of the home is the kitchen/dining room, which boasts generous proportions and a range of wall and base units, complemented by integrated appliances. This space is designed to be the heart of the home, where picturesque views of the rear garden can be enjoyed. Adjacent to the kitchen lies a practical utility room, which enhances the functionality of the home by providing additional storage. The second lounge, in conjunction with the dining area, is designed with an open-plan layout. Patio doors open to the rear garden, seamlessly blending indoor and outdoor living spaces. This configuration is perfect for family gatherings and entertaining, allowing for a fluid transition between the interior and the exterior of the home. Completing the ground floor amenities is a convenient three-piece family bathroom, offering practicality and ease of access for guests and family members alike.

The first floor of the home continues to impress with its accommodations, comprising four double bedrooms. Each bedroom offers generous space and comfort, providing a private retreat for each family member. The master bedroom, in particular, stands out with its en-suite shower room and fitted wardrobes, adding an element of luxury and convenience. In addition to the bedrooms, the first floor includes a well-appointed four-piece family bathroom. This ensures that the household's needs are met with efficiency and style, providing a balance of functionality and comfort.

This family-friendly home, offers both aesthetic appeal and practical benefits. Set on a generously sized plot, the home provides ample space for a variety of outdoor and indoor activities, making it an ideal choice for families or individuals who value both comfort and functionality. One of the standout features of this property is the extensive off-road parking, which leads directly to a double garage. This feature is particularly advantageous for households with multiple vehicles or those requiring additional storage space, ensuring convenience and security for residents. The front garden of the property has been thoughtfully landscaped to prioritize ease of maintenance and privacy. This design choice is particularly appealing to those with busy lifestyles or individuals who prefer minimal gardening responsibilities. The landscaping likely includes elements such as hedges, fences, or strategic planting, all of which contribute to a sense of seclusion and tranquility, enhancing the overall living experience.

At the rear of the property, residents are greeted with a good-sized lawn area, which provides a versatile space suitable for a variety of outdoor activities, relaxation, and entertainment. This lawn area is complemented by mature borders that are adorned with trees and shrubs. These mature plantings not only add to the aesthetic charm of the garden but also offer natural screening, further enhancing privacy and creating a serene environment.

Location is another key advantage of this property, as it is ideally situated near Astley Park. This proximity is a significant perk, especially for families with children or pet owners, as parks provide ample opportunities for recreation, exercise, and community engagement. Being near such a facility adds considerable value to the property, offering both convenience and lifestyle benefits that are highly desirable. Moreover, the property's accessibility to local schools is a crucial factor for families, ensuring that educational facilities are within easy reach. This convenience is complemented by the property's excellent connectivity to major towns and cities, facilitated by easy access to transport links. Such connectivity is essential for commuting, travel, and accessing a broader range of amenities, making this property not only a comfortable home but also a practical one. In conclusion, this property encapsulates the ideal blend of space, convenience, and lifestyle advantages. With its spacious plot, ample parking, and thoughtfully designed gardens, it offers a harmonious living environment.





KEY FEATURES

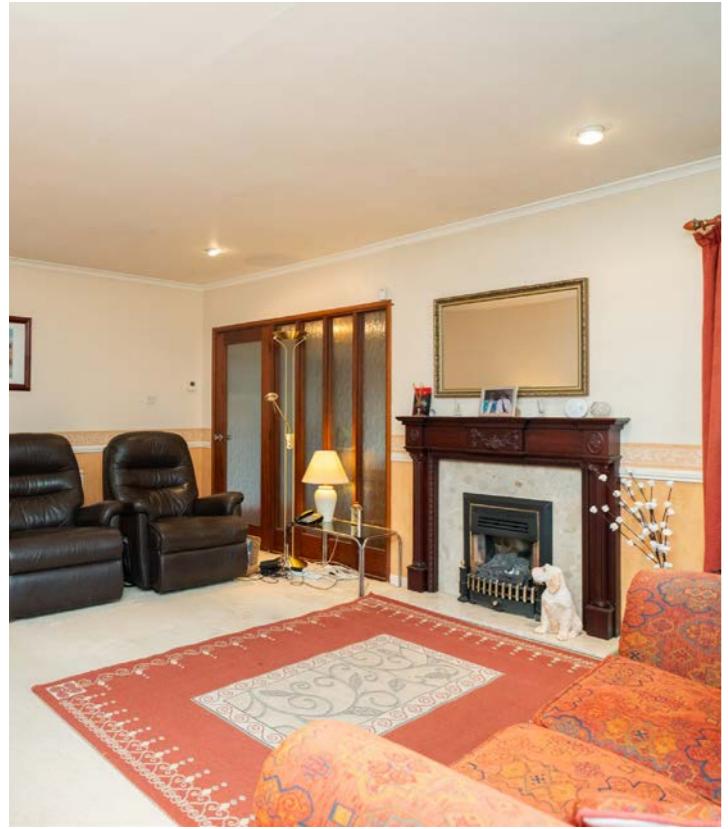
- Expansive Detached Family Home
- Four Spacious Bedrooms with Ensuite to Master
- Circa 2616 Square Feet
- Generous Sized Plot
- Two Reception Rooms
- Double Garage
- Ample Driveway Parking
- Sought After Location
- Close to Local Amenities



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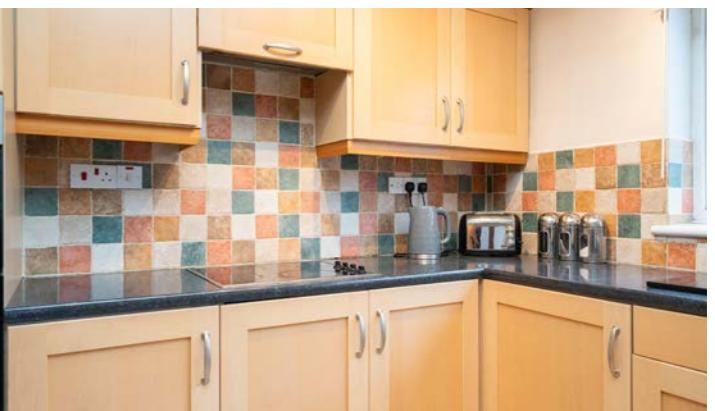
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