

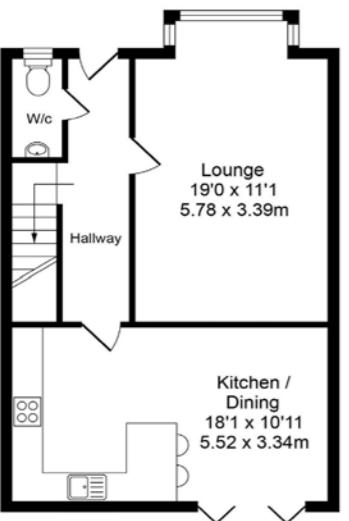


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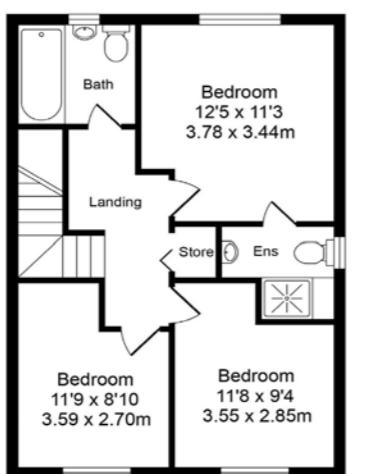
ARNOLD & PHILLIPS
 ESTATE AGENTS

Total Approx. Floor Area 1050 Sq.ft. (97.5 Sq.M.)

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



Ground Floor
 Approx. Floor
 Area 533 Sq.Ft
 (49.5 Sq.M.)



First Floor
 Approx. Floor
 Area 517 Sq.Ft
 (48.0 Sq.M.)

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

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

Bearwood Road, Kirkby

A&P

Arnold and Phillips are delighted to present this beautifully designed three-bedroom detached home, offering the perfect blend of modern functionality and thoughtful design. Located in a desirable new development, this property is ideal for those seeking contemporary living without compromising on comfort and space.

Upon arrival, the home welcomes you with a neat and stylish frontage, set back from a quiet road. The exterior has been finished with attractive brickwork and clean lines, complemented by a well-maintained driveway that provides off-road parking. A side path gives convenient access to the rear garden, while the covered porch protects the main entrance, making even rainy days hassle-free.

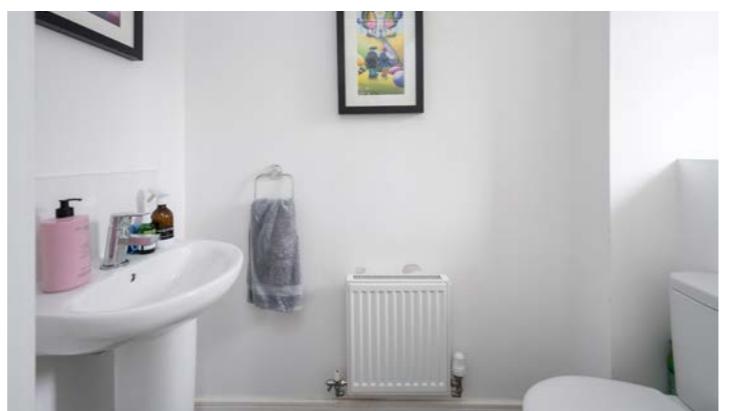
Stepping inside, the entrance hall offers a warm and practical welcome. Here, a handy cloakroom with a WC is perfectly positioned for family and guests alike. The layout flows seamlessly into the main living areas, giving the home a natural sense of space and connection. To the right, you'll find the living room, which feels inviting and comfortable with its neutral décor, offering a flexible space that can easily accommodate everything from cosy evenings to entertaining guests. A large front-facing window ensures the room feels open and welcoming. Continuing through the home, the heart of the property is undoubtedly the open-plan kitchen and dining area. Designed with modern family life in mind, this space boasts a high-specification kitchen with sleek cabinetry and integrated appliances, offering plenty of room for both meal preparation and storage. The dining area sits perfectly adjacent, creating a practical and social hub where you can enjoy meals, help with homework, or host gatherings. Patio doors lead directly from here to the garden, making the space ideal for indoor-outdoor living during warmer months.

Upstairs, the thoughtful design continues with three well-proportioned bedrooms and a family bathroom. The master bedroom is a standout feature, offering a peaceful retreat with the added luxury of an en-suite shower room. It's an ideal sanctuary to unwind after a busy day. The second bedroom provides a spacious and versatile area that could be adapted as a guest room, children's room, or even a home office. The third bedroom, slightly smaller but still comfortably sized, offers additional flexibility and charm. The family bathroom is fitted with a clean, modern suite, providing a functional yet stylish space for daily routines.

The rear garden is a real asset to the property. Fully enclosed and thoughtfully laid out, it combines a patio area – perfect for outdoor seating or barbecues – with a well-kept lawn that leaves plenty of room for play, gardening, or simply relaxing in the fresh air. Its manageable size ensures minimal upkeep, leaving you more time to enjoy the space.

Situated within a popular development, this home enjoys a location that's as practical as it is pleasant. Nearby, you'll find a range of amenities, including local shops, supermarkets, and leisure facilities. The area is well-served by reputable schools, making it particularly attractive to families. Transport links are excellent, with convenient access to main roads and public transport options ensuring smooth commutes to nearby towns and cities. For outdoor enthusiasts, local parks and green spaces provide a welcome opportunity to explore and unwind.

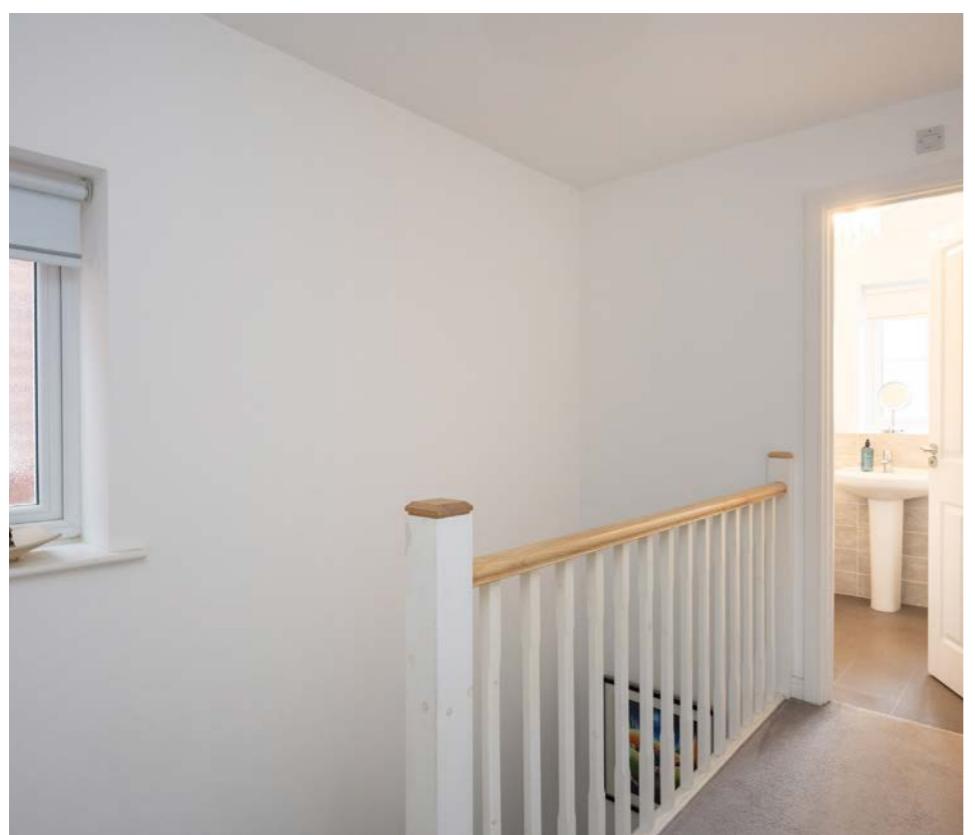
Whether you're a young family, professionals, or those looking to downsize to a more manageable yet stylish home, this property offers a fantastic opportunity to step into modern living with all the advantages of a vibrant and convenient location. If you're looking for a home where every detail has been carefully considered, this might just be the perfect fit.



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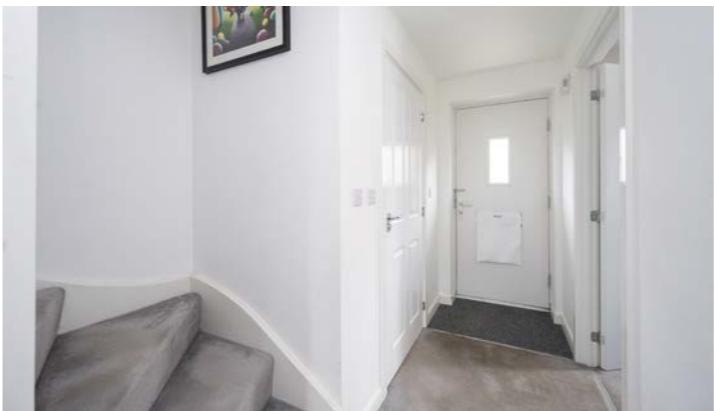
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KEY FEATURES

- Beautifully Designed Detached Property
- Three Good Sized Bedrooms with Ensuite to Master
- Circa 1050 Square Feet
- Light and Bright Lounge
- Modern Dining Kitchen
- Well Maintained Rear Garden
- Driveway Parking
- Close to Local Amenities
- Good Transport Links



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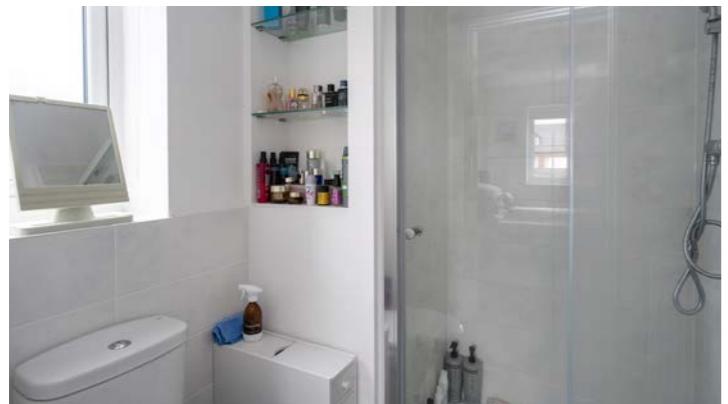




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