



3

Bedrooms



2

Bathrooms



1

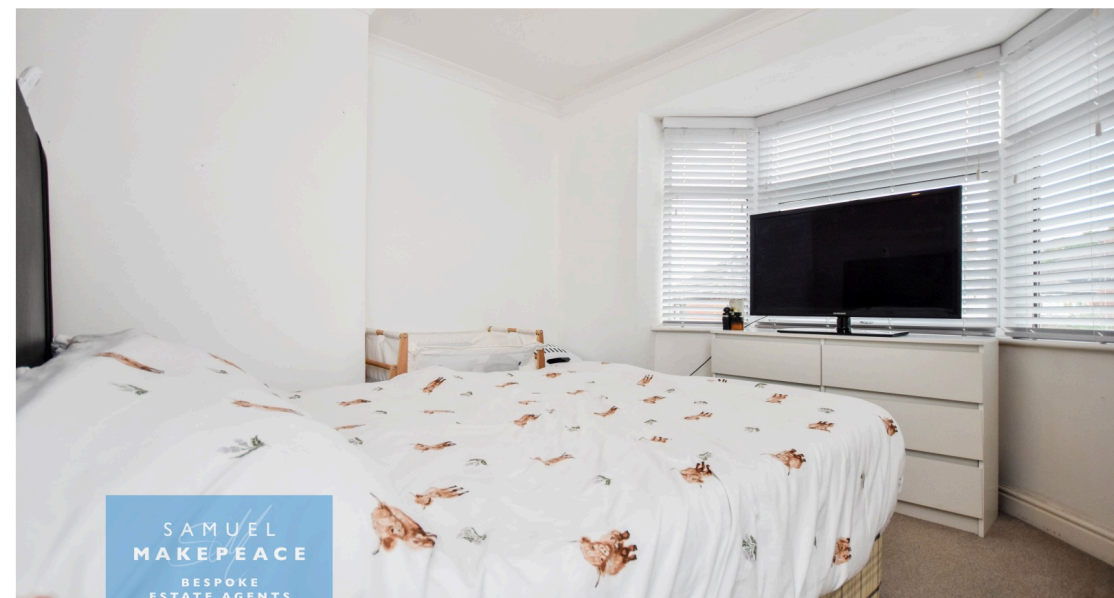
Reception





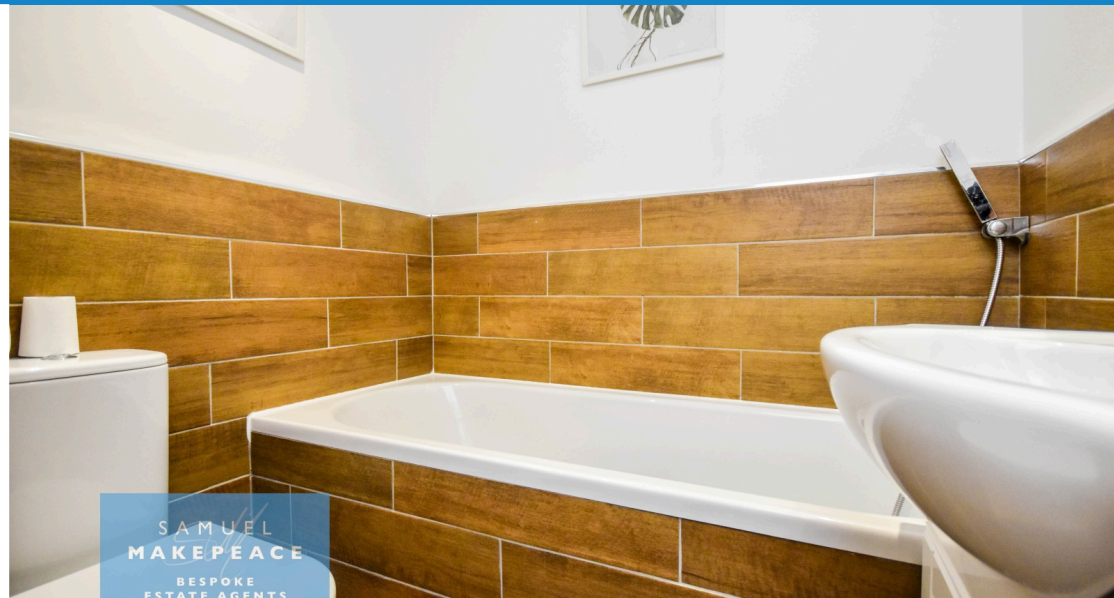
- BEAUTIFUL THREE BEDROOM SEMI-DETACHED HOME
- SPACIOUS BAY-FRONTED LOUNGE with electric fireplace
- MODERN OPEN-PLAN KITCHEN/DINER CONVENIENT DOWNSTAIRS WC
- THREE WELL PROPORTIONED BEDROOMS
- BAY-FRONTED MASTER BEDROOM with ENSUITE
- CONTEMPORARY FAMILY BATHROOM with bathtub
- PRESENTED TO A GORGEOUS STANDARD THROUGHOUT
- STUNNING REAR GARDEN
- DRIVEWAY FOR ONE VEHICLE and DETACHED GARAGE with power





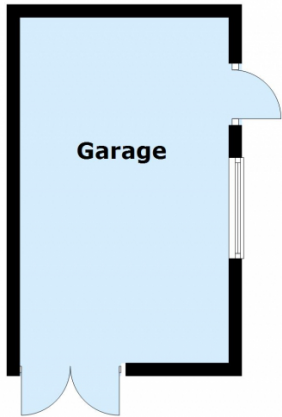
**Get the Grosvenor Glow – where comfort meets style in the heart of Meir!** Welcome to this beautifully presented and move-in ready three-bedroom semi-detached home on the ever-popular Grosvenor Road – a property that truly shines both inside and out. From the moment you arrive, the attractive pebbled front garden with decorative shrubs and a driveway for one car gives a warm first impression. Step through the front door into the handy entrance hall – the perfect place to kick off your shoes after a long day. From there, head into the spacious and light-filled lounge, where a stunning double-glazed bay window lets in floods of natural light, and the electric fireplace creates a cosy spot to curl up for movie nights, family time or just a quiet cuppa. Flowing through to the heart of the home is a gorgeous open-plan kitchen and dining area – beautifully fitted with modern cupboards, a central island that doubles as a breakfast bar, and plenty of space for a dining table for family meals. The patio sliding doors open directly onto the garden, making indoor-outdoor living a breeze. A super-convenient downstairs WC completes the ground floor – ideal for guests or busy family mornings. Upstairs, you'll find three well-appointed bedrooms: two lovely rooms at the back with picture-perfect views over open fields – ideal for children's rooms, a guest room or even a peaceful home office. The master bedroom at the front is generously sized, featuring another bay window and its own private en-suite shower room with sleek modern tiling – a rare and welcome luxury. There's also a beautifully tiled family bathroom with a full-sized bathtub, perfect for soaking the day away. Step outside to discover a recently landscaped garden that's ideal for both entertaining and relaxing – complete with a neat lawn, an Indian stone patio area for summer BBQs, and steps leading to a second elevated patio with sleeper borders and a pebbled area that catches the evening sun. The detached garage, with double doors, side access and a window, is currently used for storage and appliances but holds exciting potential – whether you're dreaming of a home gym, creative studio or even a garden bar. With lovely open views at the rear and a stylish, well-maintained interior throughout, this Grosvenor Road gem is more than just a house – it's the kind of home you'll fall in love with. Don't miss your chance to make it yours and Contact Samuel Makepeace Bespoke Estate Agents Today!



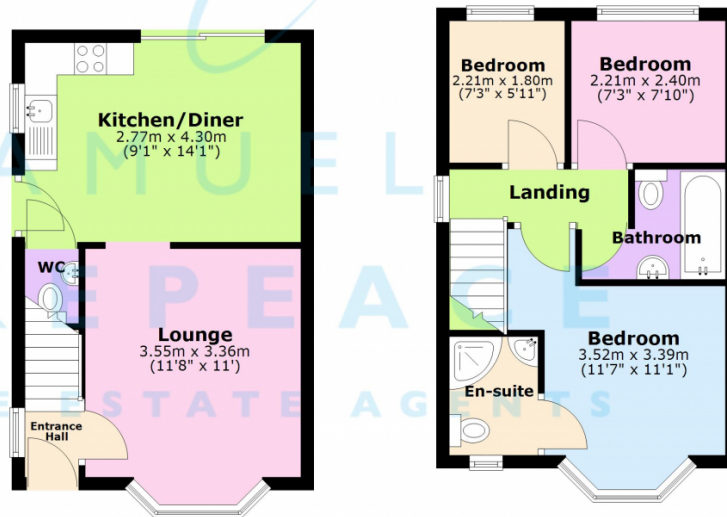




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>44</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 36 Grosvenor Road, ST3

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