

MALLARD ROAD

SCOTTON

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Key Features:

This delightful and spacious property offers a mixture of modern comforts and versatile living spaces, ideal for families or those looking to enjoy an extended home with high-quality features.

Modern Kitchen Extension: The standout feature of this property is the impressive kitchen extension, a bright and airy space equipped with sleek, modern cabinetry, integrated appliances, and a central island. With skylights adding natural light and French doors opening onto the patio, this kitchen is perfect for both family gatherings and entertaining guests.

Converted Garage: Originally designed as a garage, this space has been thoughtfully converted into an additional bedroom with an en-suite shower room, offering added convenience and flexibility. This room could also serve as a guest suite, home office, or private space for older children or extended family.

Spacious Living and Dining Room: The open plan living/dining room provides a large and comfortable area for relaxation and dining. It is elegantly finished with ample space for both lounging and dining furniture, making it ideal for entertaining or family evenings in.

Three Additional Bedrooms: Upstairs, you'll find three well-proportioned bedrooms, each offering plenty of natural light and storage solutions, perfect for family members or as additional office or hobby spaces.

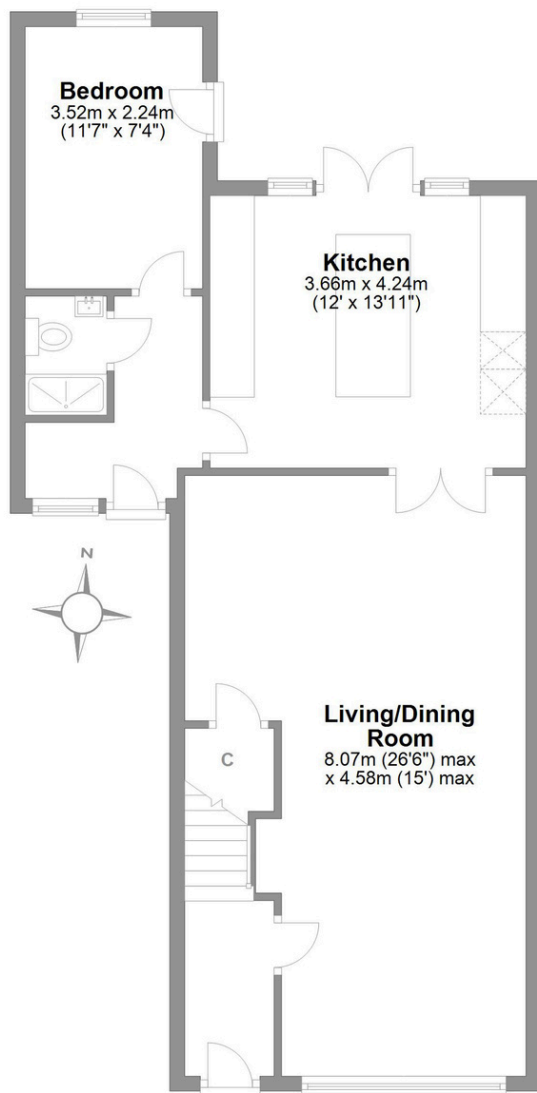
Private Rear Garden: The low maintenance paved rear garden offers an ideal outdoor retreat with enough space for seating, potted plants, and additional garden features. Fenced for privacy, it's a great spot for alfresco dining or relaxing in the warmer months.









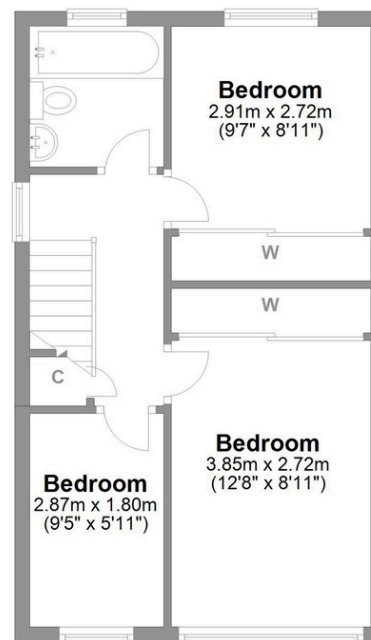


Ground Floor

Approx. 67.8 sq. metres (729.8 sq. feet)

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Total area: approx. 105.6 sq. metres (1136.2 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.4 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd