



- STUNNING 4/5 BEDROOM SEMI DETACHED HOUSE
- REMODELLED OPEN PLAN KITCHEN/ LIVING AREA
- BIFOLD DOORS TO REAR GARDEN
- 4 FIRST FLOOR BEDROOMS
- STUDY/BEDROOM 5
- FAMILY BATHROOM
- GROUND FLOOR SHOWER ROOM
- EPC RATING BAND C

Council Tax

Spelthome Borough Council, Tax Band E being £2948.95 for 2025/26

Council tax bands can be reassessed by local authorities at any point, the council tax band is only taken at point of listing and should not be relied on as current banding

Agent note. Under Consumer Protection Regulations we have endeavoured to make these details as reliable and as accurate as possible. The accuracy is not guaranteed and does not form part of any contract as the details are prepared as a general guide. We have not carried out a detailed survey or tested any appliances, specific fittings, or services (gas/electric). Room sizes should not be relied upon for carpets or funishing nor should inhemal photos as these are intended as a guide only and may have changed since. It should not be assumed that any furniture/fittings are included. Lease, ground rent, maintenance or any other charges have been provided by the vendor and their accuracy cannot be guaranteed. We always advise a buyer should obbain verification on points via a solicitor.

Nestled at the far end of this quiet and sought after Cul de sac, this is a rare opportunity to acquire a substantially improved and remodelled 4 / 5 bedroom semi detached house with a stunning and contemporary interior. Having been thoroughly remodelled by our clients, the house now offers a fabulous open plan lounge/dining/kitchen area with bifold doors opening to the rear garden along with two further windows to the rear and side creating a superb light filled interior.

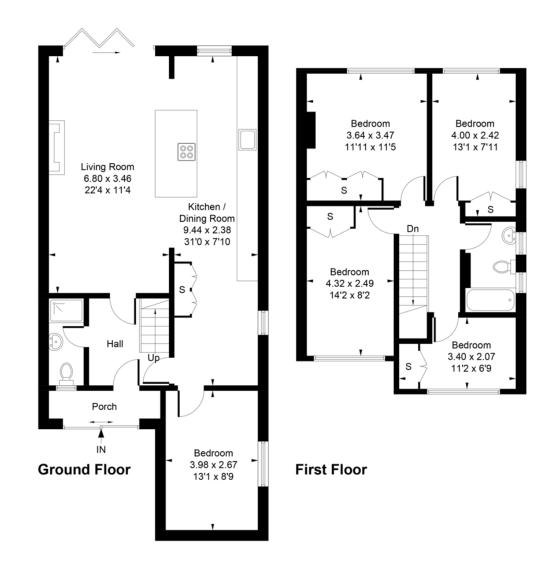
The centrepiece of the kitchen is a huge island unit with breakfast bar and an inset 5 burner gas hob, perfect for entertaining friends while creating a mouth watering meal. The rest of the kitchen comprises a range of cleverly designed and configured storage solutions with integrated appliances including microwave, oven and dishwasher along with space for fridge freezer and washer dryer.

Leading off from the kitchen is a dining area, discreetly screened by a wall. Also on the ground floor is the welcoming entrance hall with stairs to first floor with a shower room off with shower cubicle, WC and basin and the garage at the property has been converted into a study/fifth bedroom whilst retaining the original garage door to the outside, offering an easy conversion back. On the first floor there are three double bedrooms, all with built in storage and with the Master Bedroom and second bedroom overlooking the pretty rear garden, there is also a generous size single bedroom and family bathroom with stylish three piece suite and majority tiled walls.

Outside to the front of the property there is a driveway with off road parking for 2/3 vehicles, a side pedestrian entrance for rear access and to the rear is a lovely sunny garden, laid to a combination of patio seating area, lawn and astroturf with flower borders and mature trees. At the end of the rear garden is a raised hardstanding area with timber shed, perfect to build a substantial garden room onto (STPP). This stunningly remodelled house is sure to attract a great deal of attention, call S J Smith today to book your viewing!

Approximate Gross Internal Area 123.63 sq m / 1331 sq ft





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 for illustrative purposes only and should be used as such by any prospective purchaser.























