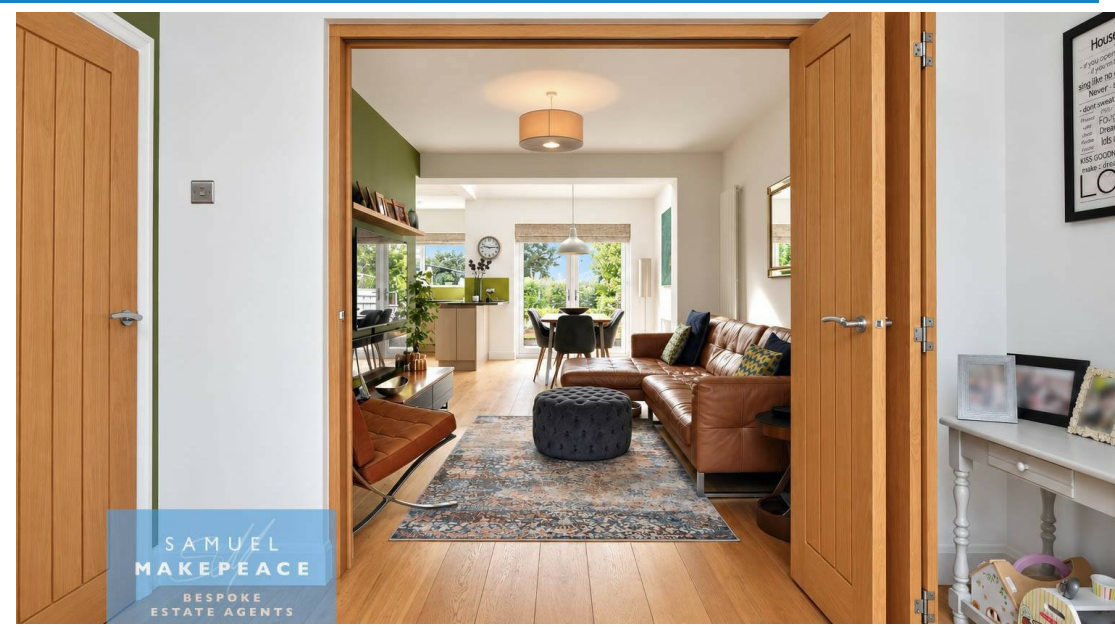
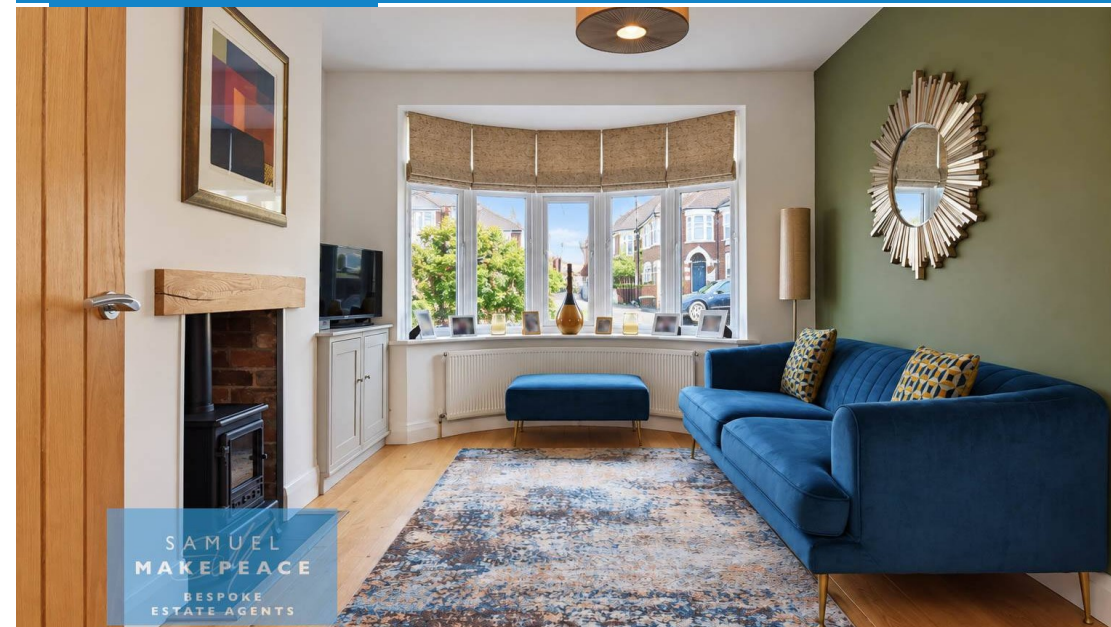




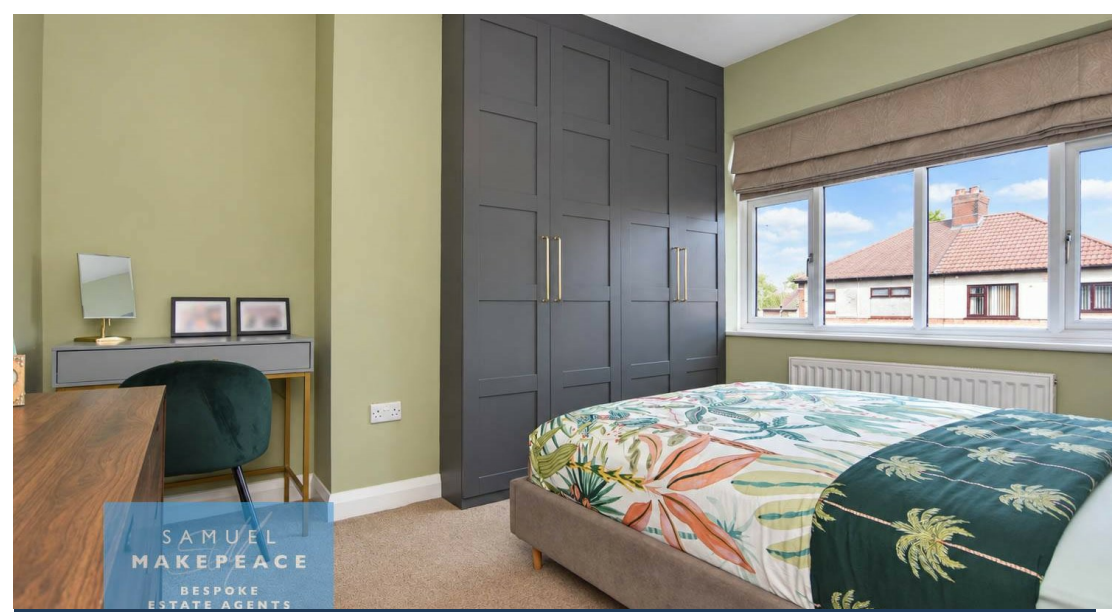
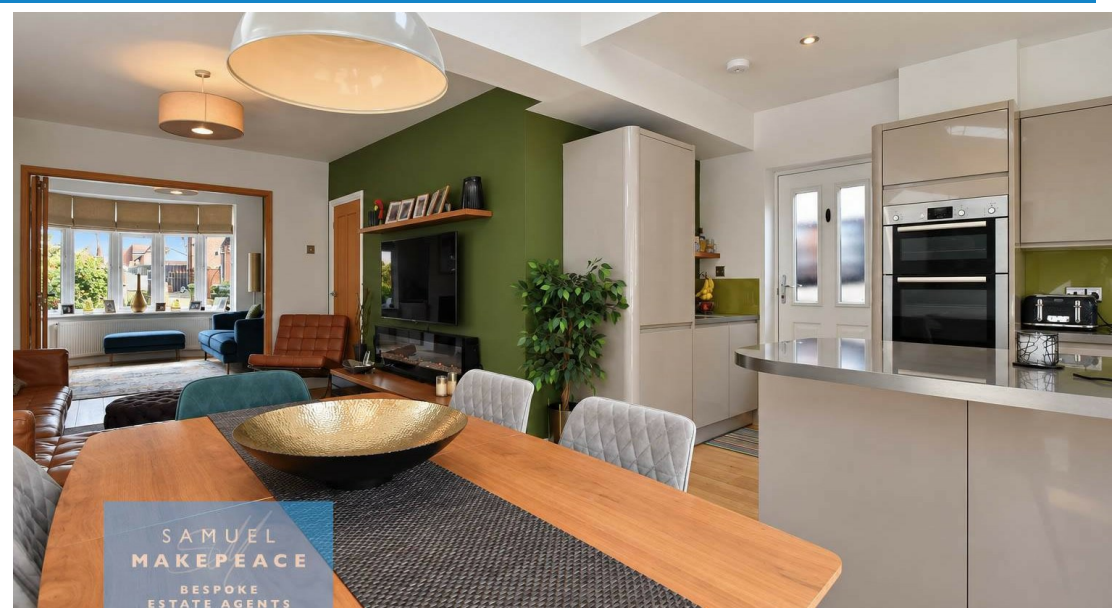
b 3
Bedrooms

a 1
Bathroom

e 1
Reception



- SPACIOUS LOUNGE WITH BAY WINDOW AND OAK FLOORING
- OPEN-PLAN FAMILY, DINING AND KITCHEN SPACE
- KITCHEN WITH INTEGRATED APPLIANCES AND BREAKFAST BAR
- USEFUL UTILITY ROOM, CLOAKROOM AND SEPARATE WC
- TWO DOUBLE BEDROOMS AND A WELL-PROPORTIONED SINGLE BEDROOM
- CONTEMPORARY FAMILY BATHROOM
- SUBSTANTIAL BLOCK-PAVED DRIVEWAY WITH AMPLE OFF-ROAD PARKING
- FANTASTIC DETACHED HOME OFFICE WITH POWER

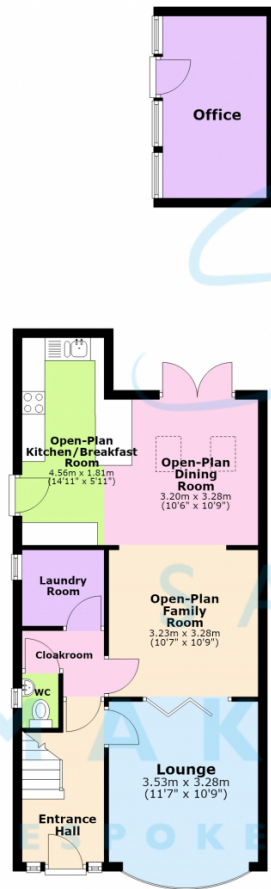


Beautifully transformed by its current owners over the past decade, this impressive three-bedroom semi-detached home has been extended, remodelled and renovated to an outstanding standard. The result is a wonderfully spacious and stylish family home that perfectly combines character, quality and modern living. Situated on a popular and established residential road in Sneyd Green, the property is ideally positioned for local schools, amenities and everyday conveniences, while still enjoying a peaceful and welcoming setting. Approached via a substantial block-paved driveway, the property offers excellent off-road parking for numerous vehicles, with further gated access to the side and additional space currently utilised for a caravan. The accommodation begins with a spacious and welcoming entrance hallway, created through the incorporation of the original porch. Beautiful original Minton tiled flooring has been retained, immediately adding character and charm. To the front of the property is a generous lounge featuring a lovely bay window, attractive oak flooring and a stylish gas fire designed to replicate the appearance of a traditional log burner, creating a wonderfully cosy focal point. Double internal oak doors then open into what is undoubtedly the heart of the home — an exceptional open-plan family and entertaining space. This fantastic area has been thoughtfully designed to provide a series of beautifully connected living spaces, with a generous family room featuring the same quality oak flooring and an attractive electric fire, before flowing seamlessly into an impressive dining area. A vaulted ceiling and Velux windows flood the dining space with natural light, while patio doors provide a wonderful connection to the rear garden. The contemporary kitchen sits beautifully within this open-plan arrangement and features stylish gloss cabinetry, a useful breakfast bar and a range of integrated appliances, including a dishwasher and fridge freezer. A large window overlooks the garden, while a further door provides direct access outside. Underfloor heating within the kitchen area adds an additional touch of comfort. Altogether, it is a truly exceptional space for modern family life — whether enjoying relaxed evenings at home, entertaining friends or gathering the whole family together for Christmas and special occasions. Completing the ground floor is a useful cloakroom with excellent space for coats and shoes, a separate WC and a practical utility/laundry room with space for both a washing machine and tumble dryer. The first floor provides three well-proportioned bedrooms, comprising two generous double bedrooms and a good-sized single bedroom. One of the double bedrooms benefits from a range of fitted wardrobes, providing excellent storage. The beautifully appointed family bathroom is equally impressive, offering a separate shower cubicle alongside a freestanding bath, creating a stylish yet practical space for the whole family. Outside, the property continues to impress. The rear garden is exceptionally generous in size and has been cleverly designed to provide an abundance of usable outdoor space while remaining wonderfully low maintenance. A large Indian stone patio leads onto two AstroTurf lawns, complemented by planted borders and further seating areas. A beautiful pergola provides the perfect sheltered spot for outdoor entertaining and enjoying the garden throughout the warmer months. For those working from home, the garden offers another real highlight — a fantastic detached home office with power, providing a dedicated and versatile workspace away from the main house. Beyond the principal garden is a further section of outdoor space, currently providing additional patio space, storage and a garden shed. With its outstanding proportions, beautifully considered extension and renovation, exceptional entertaining space, substantial garden and superb home office, this is a property that has been lovingly transformed into a truly special family home. **Disclaimer:**

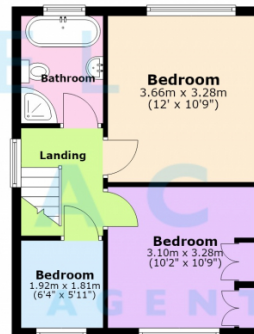
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Ground Floor



First Floor



Total area: approx. 100.2 sq. metres (1078.9 sq. feet)

Floorplans are provided as a guide only. All measurements are not to be relied upon. To confirm any measurements and layouts you must check yourself. Samuel Makepeace Bespoke Estate Agents do not accept any liability for the accuracy of this. Plan produced using PlanUp.



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