





GUIDE PRICE: £575,000 - £600,000

NEXA Properties are delighted to present this beautifully maintained semi-detached family home, situated in the highly sought-after location of The Dale, Widley, benefitting from a 100+ ft garden, garage and driveway for multiple cars.

From the moment you step through the front door, the property offers an immediate sense of warmth and comfort, creating a welcoming atmosphere that truly feels like home. The spacious entrance hall, complete with original oak flooring, provides an elegant introduction to the property while also offering practical storage with a bespoke cloakroom area for coats, shoes and everyday essentials. The ground floor has been thoughtfully designed, the bright and spacious living room enjoys a charming bay window. To the rear of the property, the stunning open-plan kitchen and dining area forms the heart of the home. Beautifully designed and ideal for both family life and entertaining, this impressive space opens directly into a generous conservatory, providing additional reception space with delightful views over the garden. The property's desirable south-facing aspect allows natural light to pour into the rear of the home throughout the day. Completing the ground floor is a useful storage cupboard and a conveniently located downstairs W.C.

Upstairs, the accommodation comprises two generous double bedrooms and a well-proportioned single bedroom, all beautifully presented and filled with natural light. The family bathroom is exceptionally spacious and features a luxurious four-piece suite. There is also scope to further enhance the room with an additional shower or bath, whilst retaining its impressive proportions.

Outside, the south-facing rear garden is the selling point of this home. This provides a wonderful setting for relaxation and entertaining. A detached garage, currently utilised as a utility and storage space, further enhances the property's practicality.



- Beautiful 100ft South Facing Garden
 - Fully Insulated Outbuilding/Gym/Bar
 - Three Bedrooms
 - Impressive Open Plan Kitchen/Dining/Family Area
 - Conservatory With Newly Laid Paved Sun Terrace
 - Elegant Décor & Styling Throughout
 - Off Road Parking For Several Vehicles
 - Garage / Utility Area
- Four Piece Bathroom With Roll Top Bath
 - No Forward Chain!

48 The Dale, Widley PO7 5DE

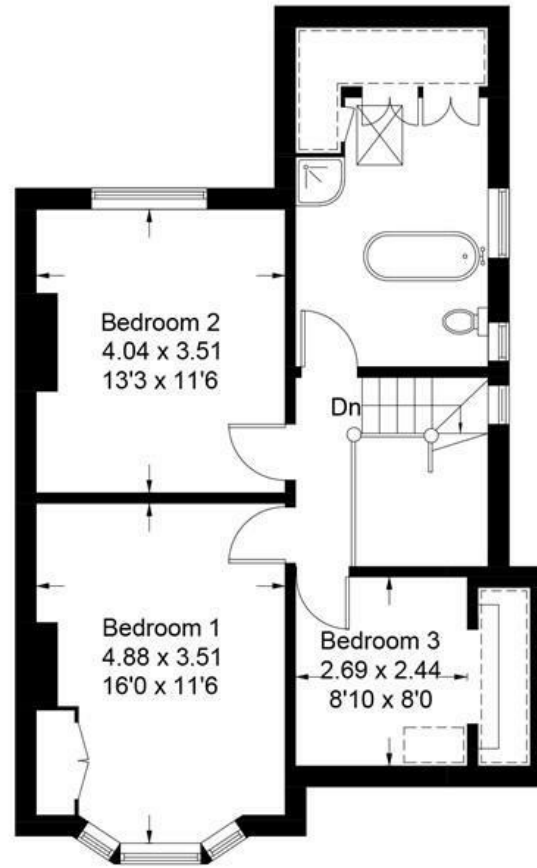
Approximate Gross Internal Area = 143.6 sq m / 1546 sq ft

Garage / Office = 33.2 sq m / 357 sq ft

Total = 176.8 sq m / 1903 sq ft

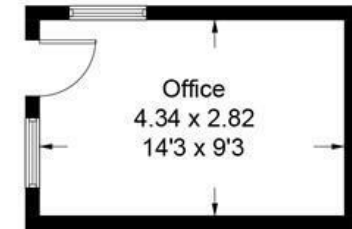


Ground Floor

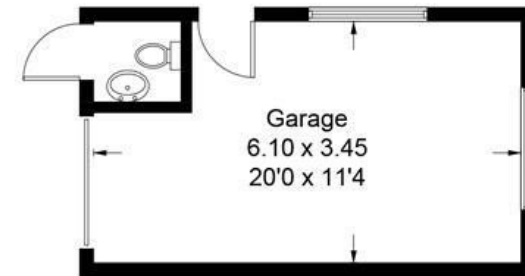


First Floor

= Reduced headroom below 1.5m / 5'0



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID896375)