



 **3**
Bedrooms

 **1**
Bathroom

 **1**
Reception



- STUNNING THREE-BEDROOM TOWNHOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- SPACIOUS DUAL-ASPECT LOUNGE WITH LOG BURNER
- STYLISH KITCHEN WITH INTEGRATED APPLIANCES
- THREE GENEROUS BEDROOMS
- MODERN FAMILY BATHROOM WITH SEPARATE SHOWER
- FULLY BOARDED LOFT WITH VELUX WINDOW & EAVES STORAGE
- BEAUTIFULLY LANDSCAPED REAR GARDEN WITH PERGOLA



A home that is truly out of this world! Prepare to fall in love with this **stunning three-bedroom townhouse**, beautifully presented from top to bottom and lovingly transformed by the current owners into a stylish, warm and incredibly inviting home.

Perfectly positioned on **Saturn Road, Smallthorne**, the property enjoys a convenient location close to a great range of local amenities and commuter links, while offering generous living space, fantastic bedrooms, a fabulous boarded loft and a rear garden that really does have the wow factor.

To the front, a **large driveway provides parking for approximately 2/3 vehicles**, before you step inside through the entrance hall, where sleek laminate flooring gives an immediate taste of the style and finish that continues throughout the home.

The **gorgeous dual-aspect lounge** is an absolute showstopper. Two large windows flood the room with natural light, while attractive laminate flooring and a beautiful **log burner feature** create a cosy focal point. Spacious, beautifully decorated and with plenty of room for relaxing or entertaining, this is a room you'll instantly want to spend time in.

Equally impressive is the **stunning kitchen**, fitted with stylish cabinetry, integrated appliances and generous workspace, alongside plenty of room for a dining table to create the perfect family and entertaining space. A door also provides direct access out to the rear garden.

Elsewhere on the ground floor is an additional useful entrance area, also accessible from the front, which the current owners currently utilise for their tumble dryer. There is also a handy storage cupboard, ideal for shoes, coats and everyday essentials, while a **ground-floor WC** completes the accommodation on this level.

Head upstairs and you'll find **three excellent-sized bedrooms**, including **two fantastic double bedrooms** and a generous single bedroom with fitted wardrobes, currently styled as a fabulous dressing room.

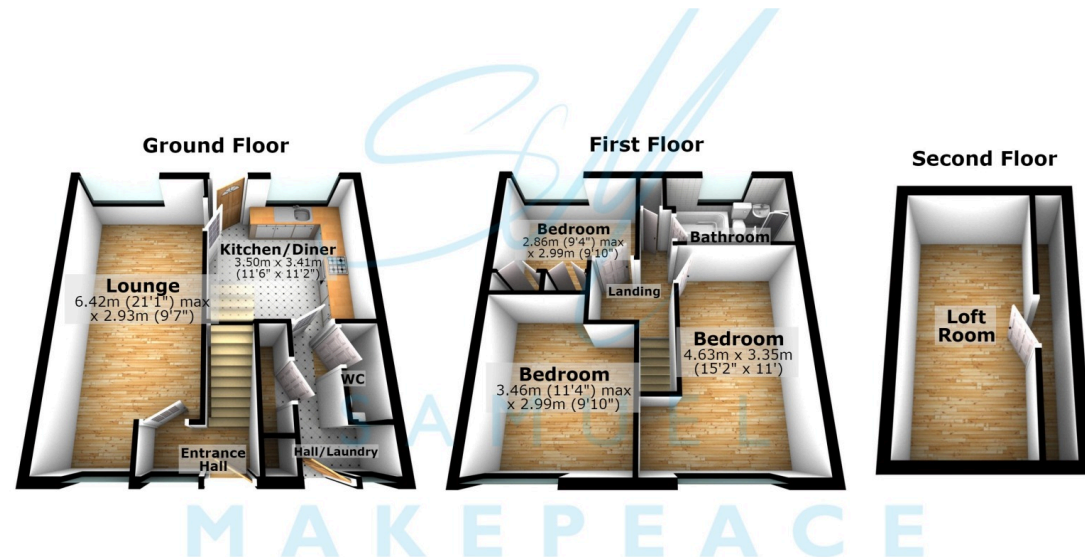
The modern family bathroom is equally impressive, offering both a **bathtub and separate shower cubicle**.

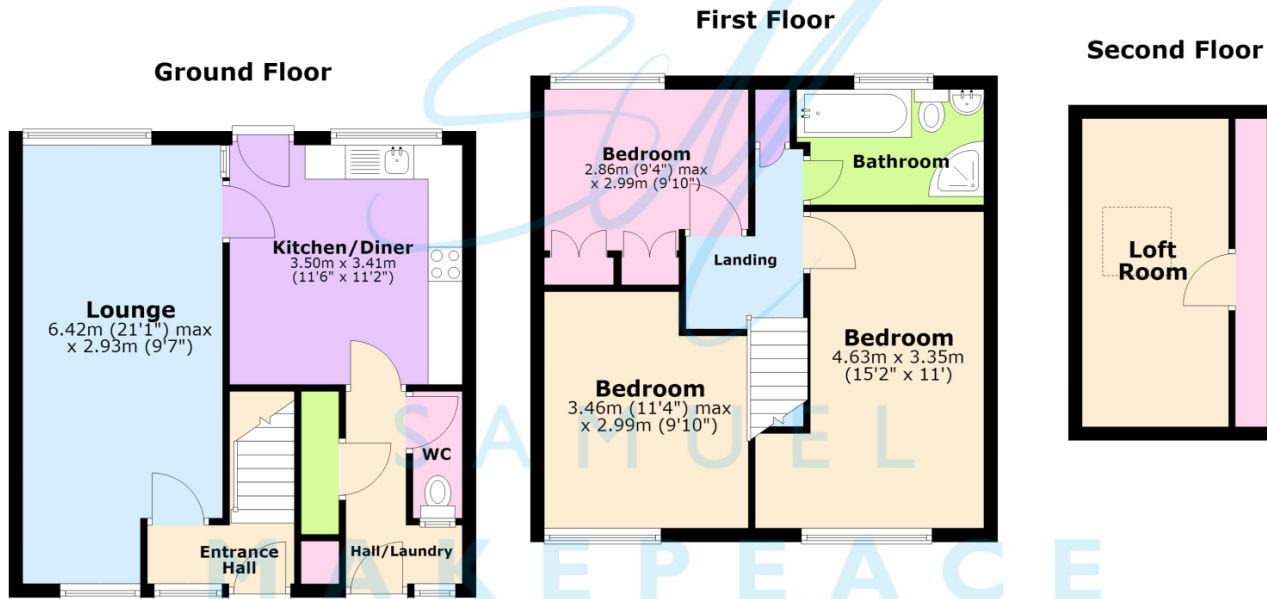
And just when you think you've seen it all... there's even more space above!

The **loft has been fully boarded with proper flooring, a Velux window and useful eaves storage**, giving it the feel of a real additional room. Currently used for storage, it makes a brilliant hideaway, hobby space or incredibly useful bonus area.

The rear garden has been completely transformed into a gorgeous space for relaxing and entertaining. A beautiful **porcelain-tiled patio** leads to a stunning **pergola with solar and electric lighting**, creating the perfect spot for summer evenings with friends and family. There is also a lawned garden, a further pebbled seating area and an array of decorative flowers and plants that bring colour, charm and character to the space.

Beautifully presented, spacious and packed with thoughtful improvements, this really is a home where the hard work has already been done.





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Total area: approx. 94.9 sq. metres (1021.8 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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