



LEE COOKE
ESTATE AGENCY GROUP

Bridgeman Court, off Rectory Drive, Weston under Lizard, TF11

Offers In Region Of £335,000

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Bridgeman Court, off Rectory Drive, Weston under Lizard, TF11

Lee Cooke Estate Agency Group presents this exceptional modern end townhouse, nestled in a beautiful and rural cul-de-sac location, offering comfort and style.

This wonderful property commands a generous frontage, providing ample off-road parking and leading to an integral garage with utility area. The pleasant rear garden offers an inviting entertainment area, perfect for outdoor relaxation and socialising.

Internally, the home welcomes you with an entrance hall, leading to a spacious lounge featuring a charming log burner that creates a warm and inviting atmosphere. The heart of the home is a wonderful open-plan entertainment kitchen diner, seamlessly connecting to an adjoining conservatory, ideal for enjoying the garden views year-round.

The first floor comprises three well-proportioned bedrooms, including a master bedroom complete with a private en-suite. A separate family bathroom serves the additional bedrooms, ensuring convenience for all. This home perfectly balances contemporary living with a desirable rural setting.

Location & Area

Situated off Rectory Drive, this property boasts superb access to the A5 (Watling Street) and is just a stone's throw from the popular Weston Park. The location offers excellent transport links, with convenient access to the M54 and further connections to the M6, making it ideal for commuters. Nearby train stations can be found in Penkridge and Shifnal.

Local amenities are plentiful, with sought-after schools, shopping facilities, medical practices, public houses, and eateries all within easy reach in areas such as Wheaton Aston, Brewood, Bishops Wood, and Shifnal. This cul-de-sac location provides a peaceful rural retreat while keeping essential services and attractions close by.



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Entrance Hall

Accessed via a wooden door to the front, with a laminate floor, central heated radiator, and a door leading directly into the main lounge.

Lounge

14'0" x 11'0" max

A spacious reception room featuring a charming log burner set within a brick-built Inglenook style fireplace, laminate flooring, and a central heated radiator. Stairs lead to the first-floor landing.

Entertainment Kitchen Diner

14'0" x 12'1" max (8'0" min)

This open-plan space features a double-glazed window to the rear and double-glazed patio doors leading to the conservatory. It offers a fantastic selection of fitted wall and base units with roll-top work surfaces, an integrated ceramic sink, tiled floor, and brick-effect tiled splash walls. Integrated appliances include a Bosch oven with hob and extractor, fridge, freezer, and dishwasher. Complete with a central heated radiator.





Conservatory

12'8" x 9'5" max

A bright and airy space featuring a selection of double-glazed windows overlooking the rear garden, double-glazed patio doors to the kitchen, and a double-glazed door providing access to the rear garden. Includes a central heated radiator.

Inner Hall

With a double-glazed door leading to the garden area, a double-glazed door leading to the conservatory, and a door providing access to the garage.

First Floor Landing

Provides access to the loft, which is part-boarded and insulated with pull-down ladders. Doors lead to various rooms and an airing cupboard. Stairs lead down to the ground floor.



Bedroom One

14'0" x 11'0"

Features a double-glazed window to the front, a built-in storage cupboard, a central heated radiator, and a door leading to the en-suite.

En-Suite

Fitted with a walk-in shower area, a low-flush toilet, a pedestal wash basin, tiled floor, part-tiled walls, a heated towel rail, and a shaving point. Includes a double-glazed window to the front, ceiling spotlights, and an extractor fan.

Bedroom Two

11'8" x 8'3"

With a double-glazed window to the rear, and a central heated radiator.



Bedroom Three

8'0" x 8'0"

Features a double-glazed window to the rear, a laminate floor, and a central heated radiator.

Family Bathroom

Comprising a low-flush toilet, a panelled bath, and a pedestal wash basin. Includes a double-glazed window to the rear, tiled walls, and a central heated radiator.

Front Garden

A particularly large frontage featuring a spacious lawned area, wall lighting, ample off-road parking, and a gate leading to rear access.





Rear Garden

Includes a raised feature decked area, sleeper-style stepping stones with further sleeper borders, and steps to a lower level. Features a selection of trees, plants, and shrubs, with gates leading to front access.

Garage & Utility

18'5" x 8'4"

Accessed via an up-and-over door to the front and a door leading to the inner hall. Includes plumbing for a washing machine and lighting.

Please confirm with your solicitor regarding the connected services to the property.

Fixtures and Fittings

Any fixtures and fittings not specifically mentioned within these sales particulars are excluded from the sale, although they may be available through separate negotiation. Please confirm details with either the vendor or Lee Cooke Personal Estate Agents eXp.

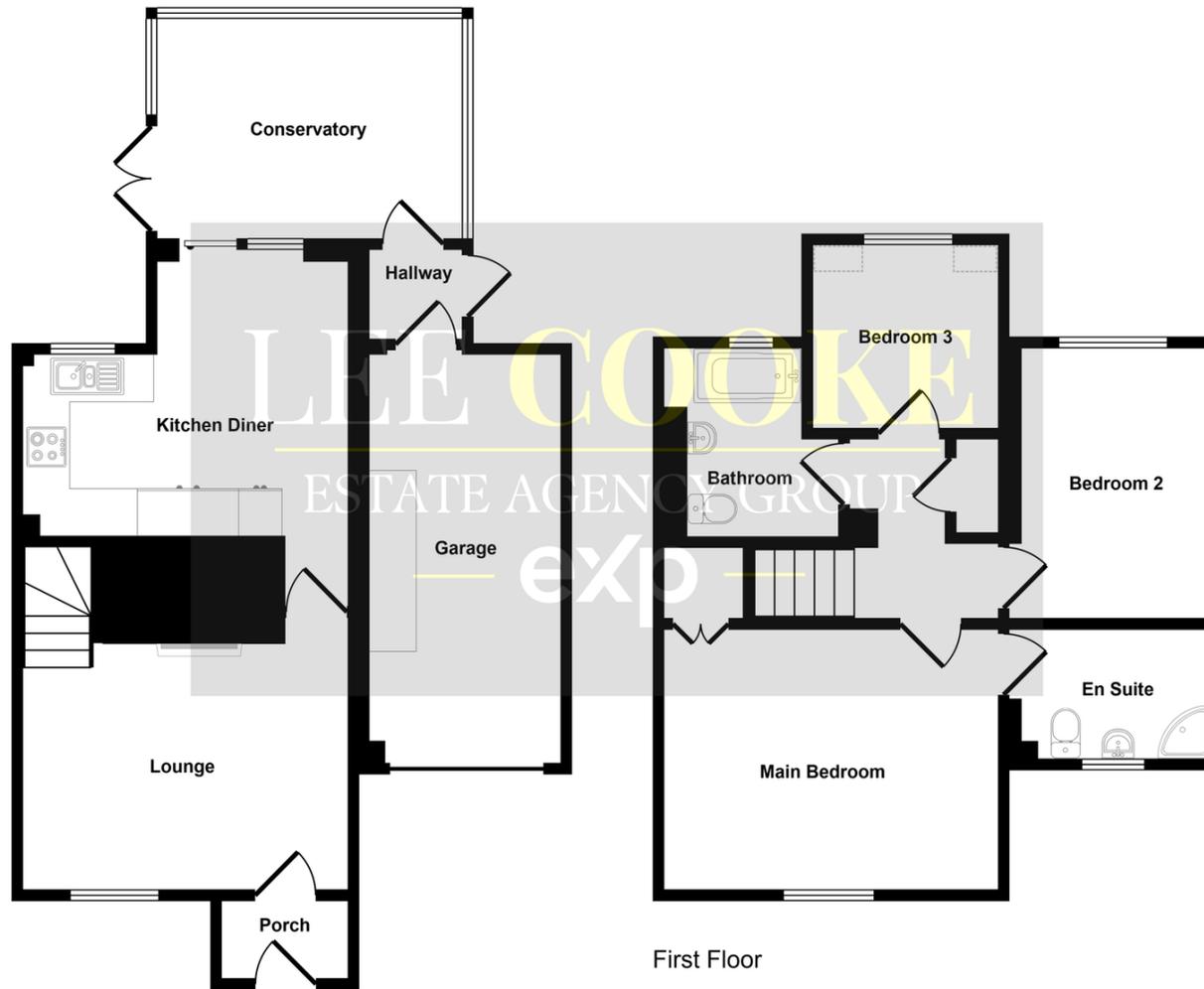
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Ground Floor

First Floor

 Denotes head height below 1.5m

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