



## Lower Church Street, £360,000

- Council Tax - Band E
- Three Bedrooms
- Designer Kitchen
- Fantastic Town Centre Location
- Allocated Parking
- Luxury bathroom and ensuite with quality fittings
- EPC Rating: C



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  2
  1





## About the property

A superb recently constructed modern family home on the sought after Severn Quay development. Contemporary living with versatile accommodation arranged over two floors. Accommodation briefly comprises entrance hall, cloakroom/WC, impressive designer kitchen with Neff appliances which opens to the living/dining room. Bi-fold doors to rear garden. Three well proportioned bedrooms with master benefiting from a high quality en suite shower room and a separate high quality family bathroom to the first floor. This superb home also benefits from a range of high-tech features which include thermally efficient zoned controlled under floor heating with air to water heat pump, air ventilation heat recovery system, secure alarm and a smart home feature that can be remotely operated. Viewing is essential to appreciate the quality of this fantastic contemporary home. Unique mid-link mews has been designed with integrity and passion. Located in the heart of what was once the historical focus for ship building this new development has created a new landmark residential destination. Rising up from the riverbank in a bold architectural statement, the development combines sleek perpendicular lines of glass, steel and stone with a broad, horizontal sweep of creative landscaping. Severn Quay both complements and contrasts with the natural swirling river that flows through the Town and captures the light through reflective surfaces and wide open boulevards inviting exploration and appreciation.







## Accommodation

### Hallway

Enter via composite opaque glazed door to hallway. Doors to cloakroom, Understairs storage cupboard and kitchen. Porcelain tiled flooring. Stairs to the first floor. Inset spotlights

### Cloakroom/Wc

Comprising a contemporary white suite which includes a close coupled WC and feature wash hand basin with chrome mixer tap. Porcelain tiled flooring. Tiled splashbacks. Opaque double-glazed window to the front elevation. Inset spotlights and extractor fan.

### Kitchen/Living Room

32' Max x 17' 11" Max (9.75m Max x 5.46m Max)

A real feature to the property is this stunning open plan light and airy room. Attractive contemporary kitchen which has a range of base unit, wall and larder style units with white worktops over. A range of fitted Neff appliances which includes a dishwasher, washer/dryer, slide and hide electric oven, microwave oven and eclectic induction hob with cooker hood over. Fridge and freezer. One and a half sink bowl and drainer with mixer tap. Quality porcelain tiled flooring which leads through into the living area. Window to the front elevation and impressive bi-folding doors to the rear garden.

### Landing

Doors to bathroom, storage cupboard and bedrooms. Access to loft

### Bedroom One

11' 8" max into recess x 11' 11" (3.56m max into recess x 3.63m)

Two windows to the front elevation. Inset spotlights. Fitted wardrobe with sliding doors. Frosted glass door to ensuite

### Ensuite

Comprising a modern white suite which includes a close coupled WC with concealed cistern, wash hand basin and double shower cubicle with mains fed shower. Tiled splashbacks. Heated towel rail. Tiled flooring.

### Bedroom Two

12' 2" x 10' 1" (3.71m x 3.07m)

Double glazed window to the rear elevation. Fitted wardrobes. Inset spotlights

### Bedroom Three

9' 8" x 8' 11" (2.95m x 2.72m)

UPVC double glazed window to the rear elevation. Fitted wardrobes. Inset spotlights.

### Outside

Rear garden - An enclosed South-east facing low maintenance garden. Comprises decked area leading onto an area laid to artificial grass. Gate leading to the rear parking area.

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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