



King Edward Road, Gee Cross

Freehold

- Off-road parking
- Modern kitchen with breakfast bar and dining area
- Integrated appliances
- Open plan living area
- Garden access via French doors
- Private fenced garden with patio
- Garden room/home office
- Skylights and ample natural light
- Contemporary bathroom
- Built-in mirrored wardrobes and ample storage



**JARDINE
ESTATES**



Welcome to this beautifully presented three-bedroom semi-detached home, where modern style and every-day comfort come together effortlessly.

Step inside and you'll find a spacious hallway with storage space for your coats and shoes. Turn left into the separate lounge, with plenty of space for all of the family to gather. The bay windows floods the room with light, along with the neutral decor the room feels light and welcoming.

A spacious open-plan kitchen & dining area that's perfect for both relaxing evenings and lively family gatherings. Sunlight streams in through skylights and wide French doors, filling the space with a warm, inviting glow. The contemporary kitchen is the heart of this home, thoughtfully designed with integrated appliances, a handy breakfast bar, and a generous dining area that's ideal for everything from quick weekday breakfasts to leisurely Sunday brunches.

Throughout the house, you'll notice clever storage solutions, including the kitchen and built-in mirrored wardrobes in the bedrooms, keeping everything neat and tidy. The handy downstairs wc is great for guests with a further sleek family bathroom upstairs featuring a modern finish, offering a calming retreat at the end of the day.

The Principal bedroom sits at the front of the property and has space for a king sized bed. Bedroom two is a double bedroom overlooking the rear garden and is currently used as a dressing room. The single bedroom is a charming nursery but is equally useful as an office space if needed. Every detail has been considered to create a home that's as practical as it is stylish, making it a truly welcoming space to put down roots.

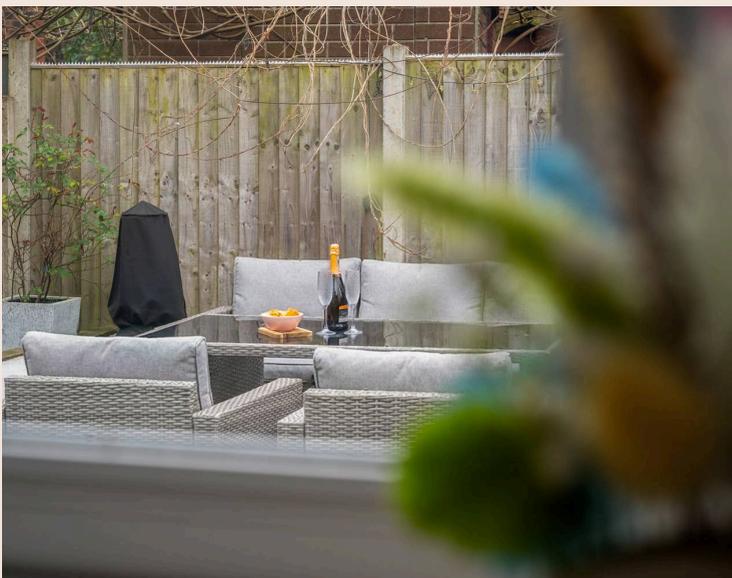
Step outside and discover a private, fenced garden that's perfect for both entertaining and unwinding. The patio area invites you to enjoy summer barbeques or a quiet morning coffee surrounded by greenery. There's plenty of room for children to play safely or for keen gardeners to get creative with raised planters. Tucked away at the end of the garden, you'll find a versatile garden room that's ideal as a home office, studio, or even a peaceful reading nook.

Off-road parking at the front of the property means you'll never have to worry about finding a space after a busy day. This home really does offer everything you need for modern living, both inside and out.

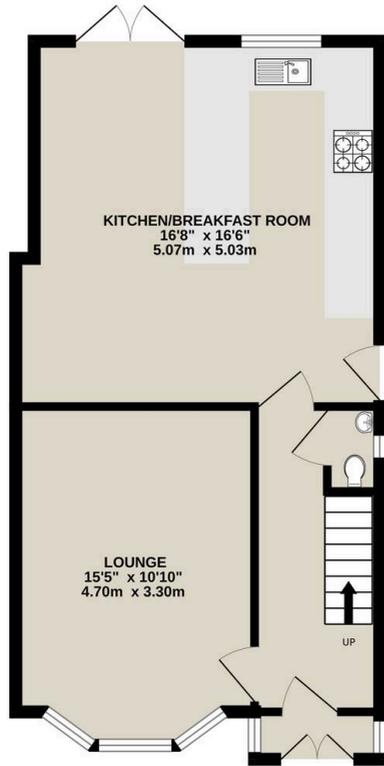
Council Tax band: C £2174

Tenure: Freehold

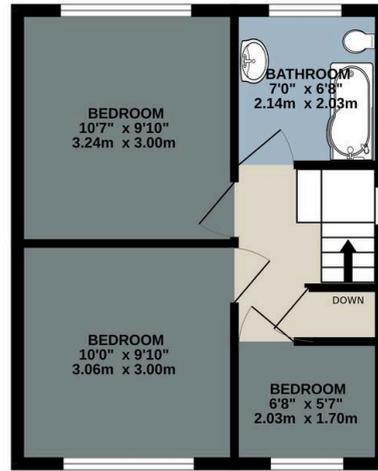
EPC Energy Efficiency Rating: C



GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 859 sq.ft. (79.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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