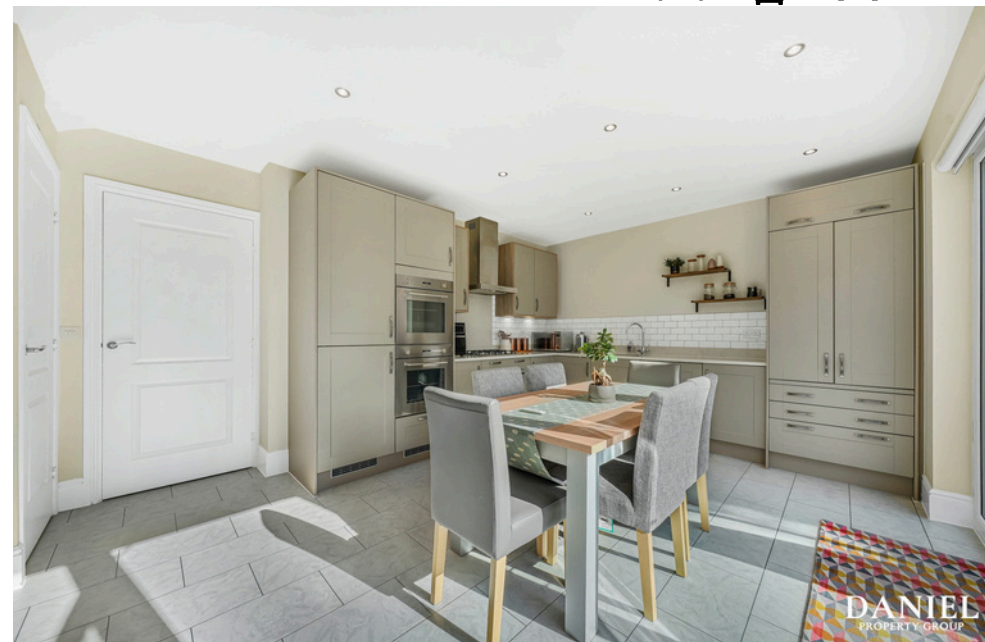




Bebington Drive, Langdon Hills

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Situated within the highly popular Westley Green development in Langdon Hills, this beautifully presented three-bedroom detached family home offers an excellent combination of modern accommodation, generous parking, a detached garage and a south-west facing rear garden. Built by Redrow and positioned within an attractive residential setting, the property provides approximately 1,033 sq. ft. of internal living accommodation, with the addition of the garage bringing the overall accommodation to approximately 1,254 sq. ft.

The property makes an excellent first impression, with an attractive red-brick exterior and a well-maintained frontage. A generous driveway provides off-street parking for multiple vehicles and leads to the detached garage, offering excellent additional parking and storage.

Stepping inside, the welcoming entrance hall provides access to the principal ground-floor accommodation. A convenient downstairs cloakroom/WC is positioned close to the entrance, making this an especially practical home for families and visiting guests.

The separate living room is positioned towards the front of the property and provides a comfortable and inviting space in which to relax. Generously proportioned and benefiting from a large front-facing window, the room enjoys plenty of natural light while providing ample space for a range of lounge furniture. Its separation from the kitchen and dining area creates a practical layout, allowing the main reception room to remain a dedicated space for relaxing and entertaining.

One of the standout features of the home is the impressive open-plan kitchen and dining room positioned across the rear of the property. Designed with modern family life in mind, this bright and spacious room creates a natural hub for everyday living, dining and entertaining.

The kitchen itself is fitted with a comprehensive range of contemporary units complemented by generous work surfaces, integrated appliances and excellent storage. There is ample room for a substantial dining table and chairs, making the space equally well suited to family meals, entertaining friends or simply enjoying everyday life.

A particularly attractive feature of this room is the extensive glazing overlooking the rear garden. Large doors and windows allow an abundance of natural light to flood into the room while creating an excellent connection between the internal and external living spaces. During the warmer months, the doors can be opened to provide a seamless transition onto the patio and garden beyond.

The south-west facing rear garden is another major feature of the property and provides an excellent outdoor space for families and those who enjoy entertaining. Extending to approximately 40 feet, the garden benefits from a desirable orientation, making it particularly well positioned to enjoy the afternoon and evening sunshine. A patio area provides space for outdoor seating and dining, while the lawn and established planting create an attractive setting.

The detached garage is accessed from the driveway and also benefits from pedestrian access from the rear garden. At approximately 23 feet in length, it provides a particularly useful amount of space for secure parking, storage, bikes or other household requirements.

Returning inside, the first floor provides three well-proportioned bedrooms together with the family bathroom and additional shower facilities.

The principal bedroom is a comfortable double room with space for freestanding furniture and enjoys a pleasant outlook. The second bedroom also provides excellent proportions for a double bedroom, while the third bedroom offers flexibility as a child's bedroom, nursery, home office or guest room depending on the requirements of the next owner.

The first-floor accommodation is completed by the bathroom facilities, providing a practical arrangement particularly well suited to busy family life.

Externally, the property continues to impress. In addition to the south-west facing garden, the driveway provides off-street parking for multiple vehicles, while the detached garage provides valuable additional space.

The setting is another important part of the appeal. Westley Green is a popular Redrow development in Langdon Hills, characterised by attractive modern homes and a family-friendly residential environment. The property is conveniently positioned within a short walk of Chapel Hill Primary School, making it particularly appealing to families with young children. Local amenities, green spaces and transport connections are also within easy reach, providing an excellent balance between everyday convenience and residential surroundings.

For buyers seeking a modern detached family home, the combination of three bedrooms, separate living room, impressive open-plan kitchen/dining room, downstairs cloakroom/WC, south-west facing garden, generous driveway, detached garage and proximity to Chapel Hill Primary School makes this an excellent opportunity within one of the area's popular modern developments.

With its well-planned accommodation, attractive presentation and excellent balance of internal and external space, this Redrow-built home on the Westley Green development is ideally suited to families looking for a property they can move into and enjoy while still having the space and practicality required for everyday family life.

The property falls within Council Tax Band E.

Agent's Note: We have been advised that the property is subject to an estate management charge of £240 per annum.

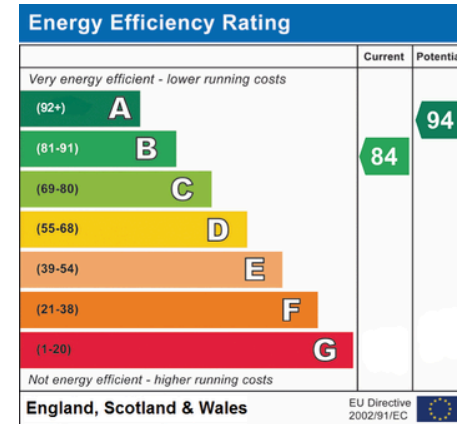
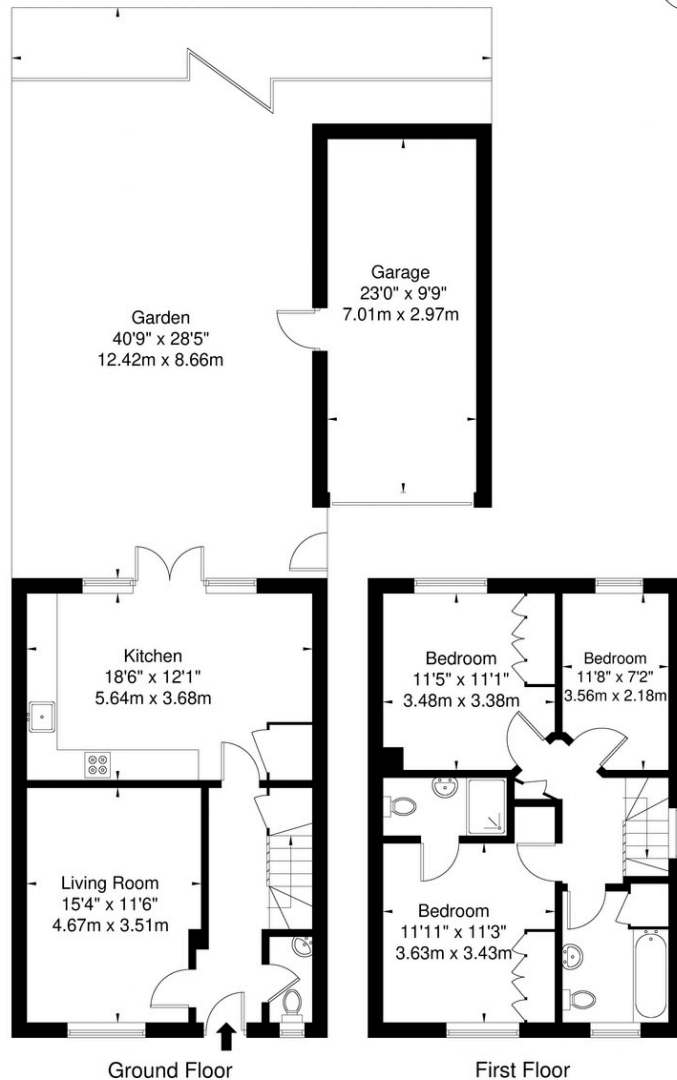




DANIEL
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Approximate Gross Internal Area = 96 sq m / 1033 sq ft
Garage = 20.6 sq m / 221 sq ft
Total = 116.6 sq m / 1254 sq ft



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