







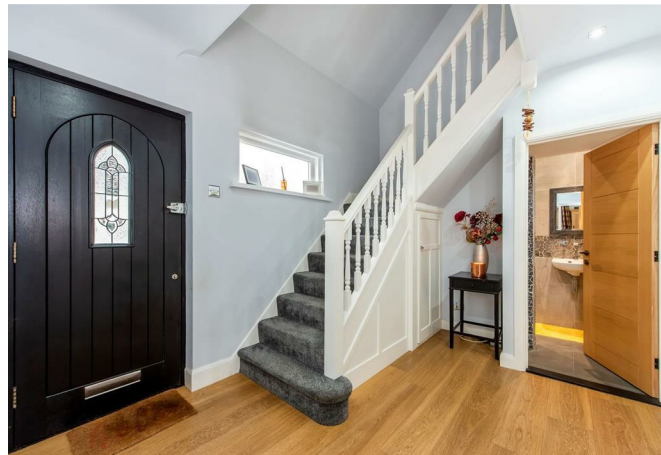


# 106 The Dale

Widley, PO7 5DF

- EXTENDED SEMI-DETACHED FAMILY HOME
- GENEROUS SOUTH-FACING REAR GARDEN
- THREE DOUBLE-SIZED BEDROOMS & STUDY
- POTENTIAL FOR LOFT CONVERSION (STPP)
- STUDY & UTILITY ROOM
- SOUGHT-AFTER POSITION IN THE DALE, WIDLEY
- STUNNING OPEN-PLAN KITCHEN/DINING ROOM
- DRIVEWAY PARKING & DETACHED GARAGE
- CLOSE TO PURBROOK PARK SCHOOL & AMENITIES
- TWO BATHROOMS

Situated on one of Widley's most sought-after roads, this beautifully presented and extended three-bedroom semi-detached family home occupies an enviable plot with a generous south-facing rear garden and offers excellent scope for further enlargement, subject to the necessary consents. Numerous neighbouring properties have successfully converted and extended into the roof space, creating additional accommodation, highlighting the exciting potential available here.



Offers over £550,000



The property has been thoughtfully improved by the current owners and provides over 1,500 sq ft of versatile living accommodation, perfectly suited to modern family life.

Upon entering, a spacious and welcoming entrance hall sets the tone for the accommodation throughout. To the front of the property is a versatile study, ideal for those working from home or requiring additional reception space. A separate living room provides a cosy retreat, complete with a front aspect bay window. The heart of the home is undoubtedly the impressive broken-plan living- kitchen and dining room, the living room is complete with feature wood-burning stove and attractive fireplace. The kitchen features a range of quality fitted units, central island and ample space for family dining and entertaining. French doors open directly onto the rear garden, whilst a large roof lantern floods the room with natural light.

Further ground floor accommodation includes a useful utility room, ground floor shower room and excellent storage.

The first floor offers three well-proportioned bedrooms, including two particularly generous double rooms, all served by a stylish contemporary family bathroom finished to a high standard.

Externally, the property continues to impress. To the front is extensive off-road parking via a large driveway leading to a garage. The rear garden is a particular highlight, enjoying a desirable southerly aspect and offering a substantial lawn surrounded by mature planting, creating a wonderful degree of privacy and an ideal environment for children, families and outdoor entertaining.

The property is conveniently located within close proximity of the highly regarded Purbrook Park School, as well as local shops, amenities and excellent transport links, making it an outstanding choice for growing families.

Should a purchaser(s) have an offer accepted on a property marketed by Steve Grantham Bespoke Estate Agent, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £30 plus VAT per named purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



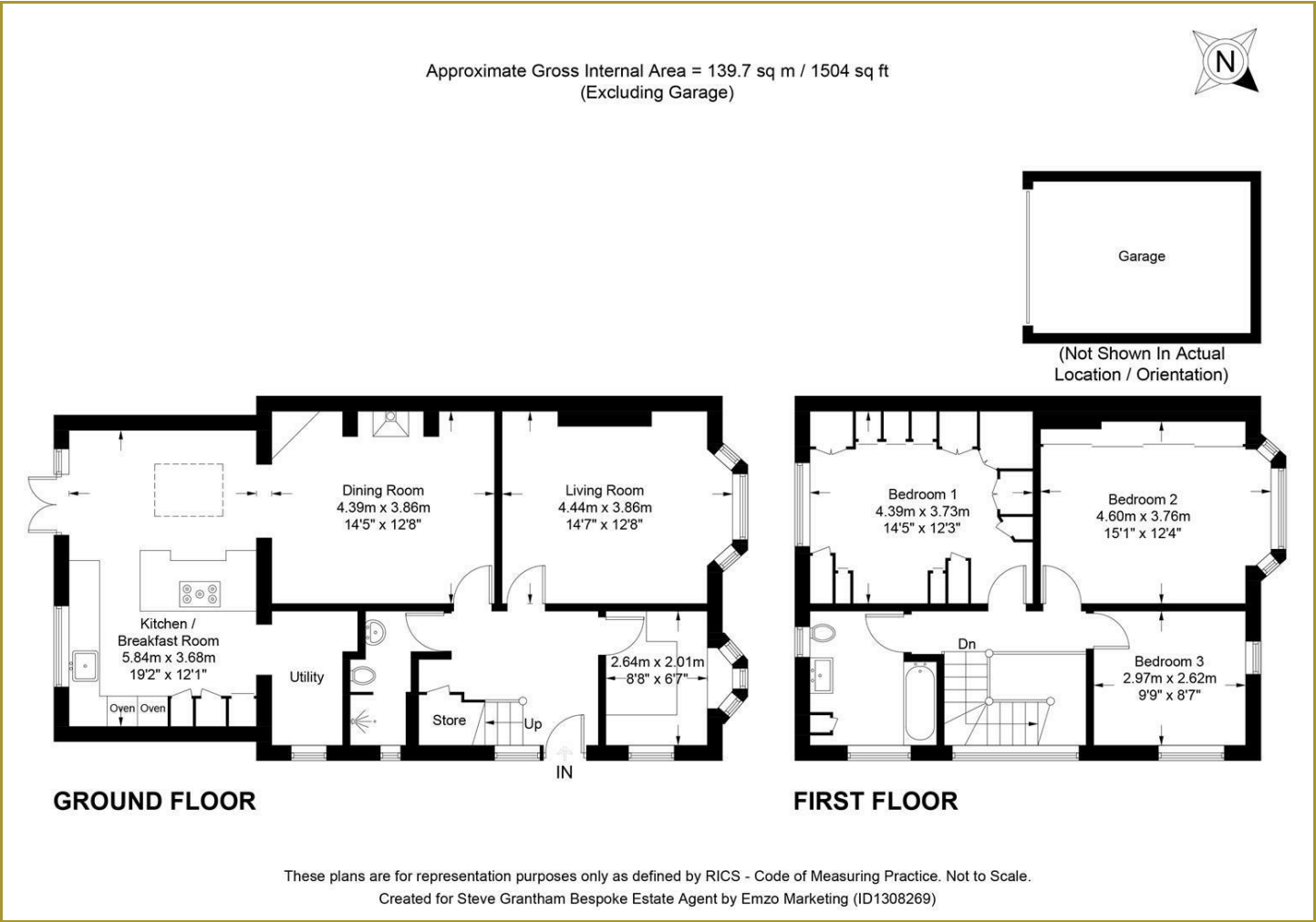








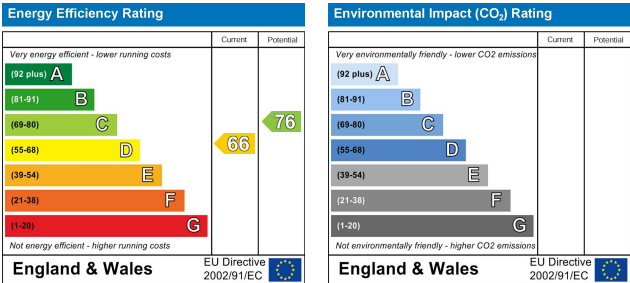
Floor Plans



Location Map



Energy Performance Graph



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