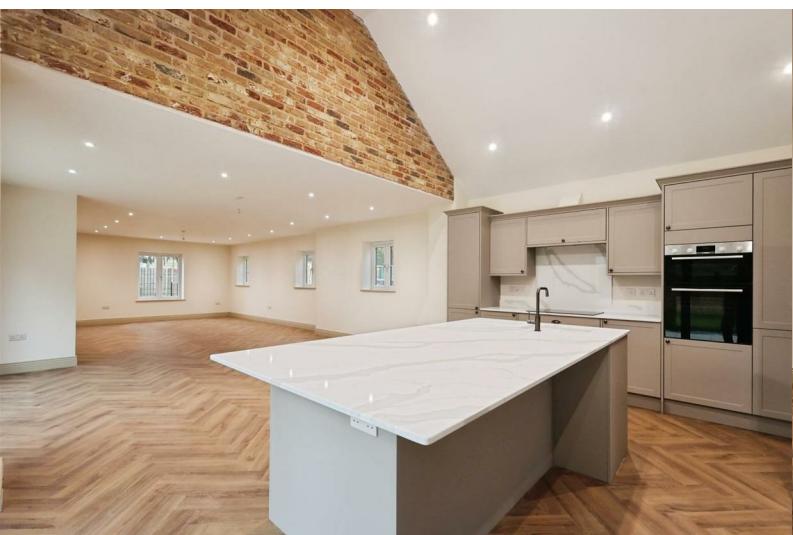




## Bridge Road

Stoke Ferry, PE33

Guide price £650,000



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Guide price £650,000



## Description

GUIDE PRICE £650,000 - £700,000. Situated on Bridge Road in the charming village of Stoke Ferry, this exquisite new build property offers a perfect blend of modern luxury and family-friendly living. This executive detached house boasts an impressive five bedrooms, including four spacious bedrooms on the upper floor, two of which feature en-suite bathrooms, ensuring comfort and privacy for all family members. The ground floor also hosts a well-appointed bedroom with its own en-suite, making it ideal for guests or multi-generational living.

The heart of this home is undoubtedly the stunning kitchen/diner/ family room, which is designed for both entertaining and everyday living. With bi-fold doors that open seamlessly to the generous rear garden, this space invites natural light and creates a wonderful indoor-outdoor flow. The separate lounge, complete with a charming brick and beam fireplace feature, provides a cosy retreat for relaxation.

This property is equipped with high specifications throughout, including air source heating and underfloor heating on the ground floor, ensuring warmth and comfort all year round. The double garage and ample off-street parking add to the convenience of this remarkable home.

The outdoor space is equally impressive, featuring a large garden mostly laid to lawn, complemented by a spacious patio area, perfect for summer gatherings or quiet evenings under the stars. Being chain-free, this property presents an excellent opportunity for families seeking a new home in a tranquil setting. With its thoughtful design and modern amenities, this house is ready to welcome its new owners.

## Measurements

Entrance Hall

Lounge - 18' 1" x 14' 3" max

Kitchen/ Diner/ Family Room - 44' 8" x 17' 1" max

Utility - 13' 3" x 7' 4" plus Cloakroom

Ground floor Bedroom - 12' 10" x 9' 11"

En- Suite - 7' 4" x 5' 8"

Stairs to first floor landing

Master Bedroom - 14' 2" x 12'

En- Suite - 7' x 5' 8"

Bedroom - 12' 6" x 12' 1"

Bedroom - 11' 10" x 10' 8"

En- Suite - 10' 7" x 4' 11"

Bedroom - 11' 1" x 10' 1"

Bathroom - 12' 6" x 6' 8"

Double Garage - 22' 10" x 17' 8"

Council Tax band - TBC

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon.

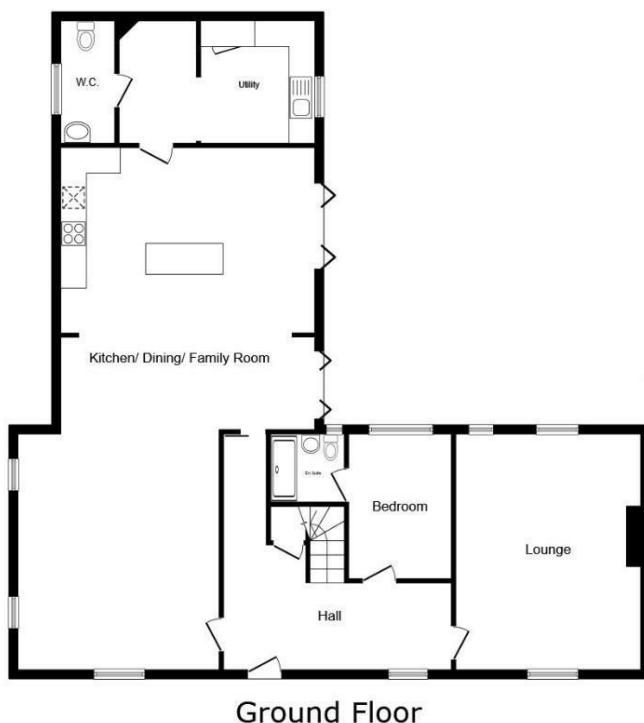
Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





Ground Floor



First Floor

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

## Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(F2 plus) A	B	(F2 plus) A	B
(B1-91) B	C	(B1-91) B	C
(B9-60) C	D	(B9-60) C	D
(D5-68) D	E	(D5-68) D	E
(D9-54) E	F	(D9-54) E	F
(D1-38) F	G	(D1-38) F	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.