



HARRISON
Sales &
Lettings
HARDY

Bibury Corner, Bourton-On-The-Water



A modern detached three bed family home is situated within a quiet cul-de-sac location, within easy access of local amenities and within a short walk from the popular Cotswold school.

Step through the front door into a welcoming entrance hall. To the left, you'll find a dual-aspect kitchen, filled with natural light and thoughtfully designed with integrated appliances and ample room for a dining table and chairs, perfect for everyday family meals or entertaining guests. Just off the kitchen is a practical boot room, offering additional storage and direct access to the rear garden; this versatile space could also serve as a utility room. Completing the ground floor is a downstairs WC. Round to the right off the entrance hall is the bright living room, centred around an attractive feature fireplace. From here, double doors lead through to the conservatory, a lovely additional reception space overlooking the garden and providing seamless indoor-outdoor living.

Upstairs, the first floor has three bedrooms, comprising two doubles and a single room. The principal bedroom benefits from built-in wardrobes and its own en-suite bathroom. A modern family bathroom completes the first floor, featuring a bath with an overhead shower.

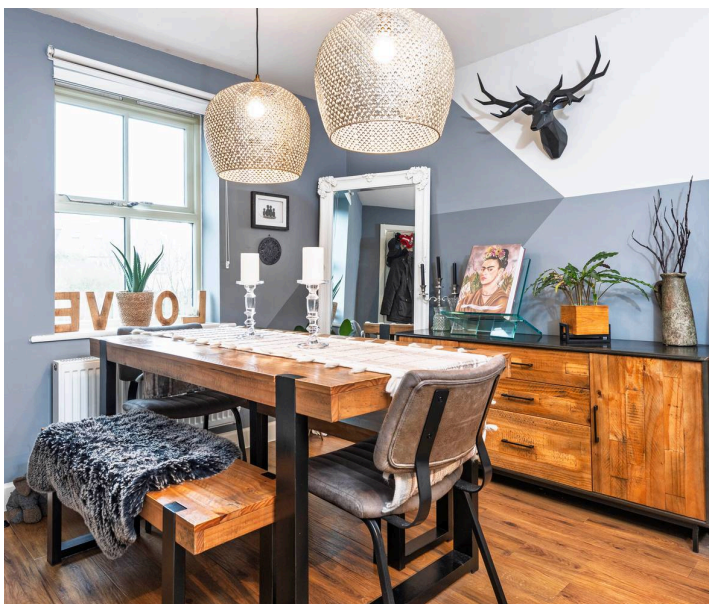
Outside, the rear garden has been designed for low maintenance and enjoyment, offering a raised patio area, artificial lawn, and decking, ideal for relaxing or entertaining. There is also convenient access to the garage directly from the garden. Along with the garage, there is also a driveway to the side of the property with parking for two cars.

EPC: C

Council Tax Band: D

Tenure: Freehold

What3Words: ///piston.backtrack.educates





Main House Approx. Gross Internal Area:- 99.9 sq.m.1075 sq.ft.
 Garage Approx. Gross Area:- 13.34 sq.m. 143 sq.ft.
 Total Approx. Gross Area:- 113.24 sq.m. 1218 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 [---] Denotes restricted head height
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