

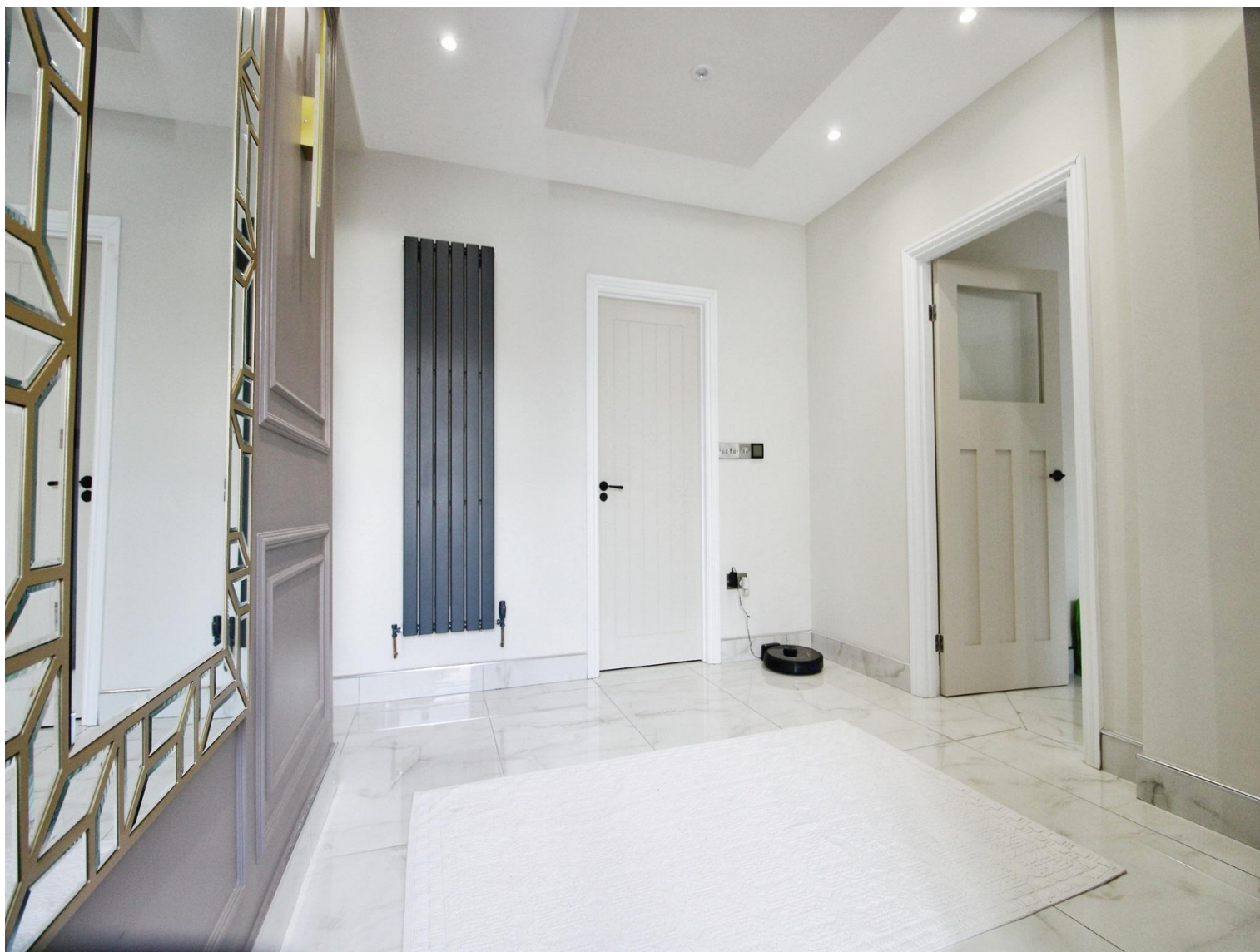


Ty Fry Gardens, £500,000

- Modernised throughout to a high standard
- Show Home Interior
- Extended
- Landscaped rear garden with covered seating area
- Media Wall to Lounge to include feature fire, sound bar and Tele.
- Off Road Parking for multiple vehicles



 4
  2
  2



About the property

A truly outstanding family home that effortlessly combines contemporary luxury, versatile living space, and impeccable presentation throughout.

From the moment you step inside, the bright and welcoming entrance hall sets the tone, featuring elegant tiled flooring and a contemporary finish that continues throughout the property.

The ground floor offers fantastic flexibility for family life. To the front is a beautifully presented lounge complete with a bespoke media wall, inset electric fire and ambient lighting, creating the perfect space to relax and unwind. A second reception room enjoys views over the rear garden and could easily be used as a home office, snug or additional sitting room. A useful utility area and downstairs WC add further practicality.

At the heart of the home is the impressive open-plan kitchen, dining and family room. The contemporary kitchen boasts sleek handleless units, integrated appliances, ample storage and a central island with breakfast bar seating. Large sliding doors flood the space with natural light and open directly onto the rear terrace, creating a seamless connection between indoor and outdoor living.



Accommodation

Off Road Parking

Entrance Hallway

Lounge

14' 4" max x 13' 6" max (4.37m max x 4.11m max)

Cloakroom With Utility

8' 2" max x 5' 6" max (2.49m max x 1.68m max)

Dining Room

9' 7" max x 9' 4" max (2.92m max x 2.84m max)

Kitchen / Breakfast Bar

14' 9" max x 8' 9" max (4.50m max x 2.67m max)

Bedroom One

28' 7" max x 8' 9" max (8.71m max x 2.67m max)

Bedroom Two

16' 1" max x 8' 5" max (4.90m max x 2.57m max)

Bedroom Three / Reception

24' 5" max x 10' 5" max (7.44m max x 3.17m max)

Bedroom Four

9' 5" max x 7' 3" max (2.87m max x 2.21m max)

Bathroom

Loft Room / Play Room

02920 792888

rumney@peteralan.co.uk

Floorplan



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.