



Hillsdowne House Blythe Bridge Road Caverswall, Caverswall, ST11 9EA

**** UNIQUE FAMILY HOME SET ON A THIRD OF AN ACRE **** Beautifully presented four double bedroom property offering an entrance hall, lounge, dining room and family room/office. Fitted breakfast kitchen open through to the garden room with a log burner, utility room and a guest cloakroom. Four first floor bedrooms, en suite shower room and a family bathroom with bath and enclosed shower. The garden wraps around the property with lovely lawns and seating areas, covered hot tub area and a double detached garage. Ample parking with an in and out drive. A VIEWING APPOINTMENT IS HIGHLY RECOMMENDED.

£750,000

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- DETACHED FOUR BEDROOM FAMILY HOME
- FAMILY ROOM/OFFICE & GARDEN ROOM
- BATHROOM & EN SUITE
- AMPLE PARKING
- HALL & CLOAKROOM
- FITTED KITCHEN & UTILITY ROOM
- 1/3 ACRE PLOT
- LOUNGE & DINING ROOM
- FOUR BEDROOMS
- DOUBLE GARAGE

HALL

BEDROOM 2

LOUNGE

BEDROOM 3

DINING ROOM

BEDROOM 4

FAMILY ROOM/OFFICE

BATHROOM

KITCHEN

OUTSIDE

GARDEN ROOM

LOBBY

CLOAKROOM

FIRST FLOOR LANDING

BEDROOM 1

EN SUITE



Directions



Floor Plan



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	