



King Edward Road, Gee Cross

Leasehold

Off-road parking for two vehicles at the rear of the property • Private garden with outdoor seating • Open plan kitchen living area • Modern kitchen with integrated appliances • Modern bathrooms with walk-in shower and bath • French doors for garden access • End-terrace position for added privacy • Set back with a well-maintained front garden • Modern fireplace • Abundant natural light throughout



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ESTATES



Welcome to this beautifully presented three-bedroom, three-bathroom end-of-terrace home, where modern elegance meets every-day comfort.

Thoughtfully designed across its generous layout, this stylish house greets you with a striking contemporary brick exterior and double-glazed windows all nestled behind a well-maintained front garden.

The off-road parking arrangements to the rear of the property provide the utmost convenience and peace of mind, making this home perfect for homeowners valuing accessibility and security. Step inside and be welcomed by an inviting open plan reception room, seamlessly connecting the living and dining areas, where natural light pours in through expansive bay windows and French doors, highlighting the warm herringbone flooring and sophisticated wall panelling.

The heart of the home is the sleek, modern kitchen, which boasts lots of cabinetry, integrated stainless steel appliances, and a double sink - all illuminated by ample natural light streaming through large windows. Whether hosting friends or preparing family meals, the open kitchen and living area ensure you stay connected to the vibrant activity of the home. The elegant dining space, adorned with curated decorative elements and a beautifully arranged flower vase, is perfect for intimate dinners or lively gatherings.

Retreat to the main living area, where a contemporary electric fireplace is set against a panelled feature wall, creating a cosy focal point for relaxation. The plush orange sofa and thoughtful lighting design add a touch of luxury, making this the ideal setting for unwinding after a long day.

Upstairs, each of the three bedrooms has been designed as a peaceful sanctuary, offering a blend of modern style and tranquil comfort. The Principal bedroom is a true retreat, complete with an en-suite bathroom and soothing colour palette enhanced by soft, natural light. Elegant curtains and stylish lighting further elevate this restful space. The additional bedrooms offer inviting touches such as upholstered headboards, plush pillows, Velux windows, and sloped ceilings that provide character and a light, airy ambience. Each room is equipped with ample storage, including a spacious third bedroom which is currently used as a walk in closet. Plush carpeting and elegant lamps ensure a warm and welcoming atmosphere for family members or guests.

The property boasts three contemporary bathrooms, each finished to an exceptional standard. Modern fixtures, sleek tiling, and large mirrors create a bright and refreshing environment, while a walk-in shower and a versatile bath-tub with shower above offer the best of both worlds for busy mornings or leisurely evenings.

The property is set back from the road with a well maintained garden offering lots of kerb appeal and privacy. To the rear is a sunny garden perfect for entertaining and lighting a BBQ. You have access to the two parking spaces to the rear of the property, so bringing in the weekly shop is a breeze.

Council Tax band: C

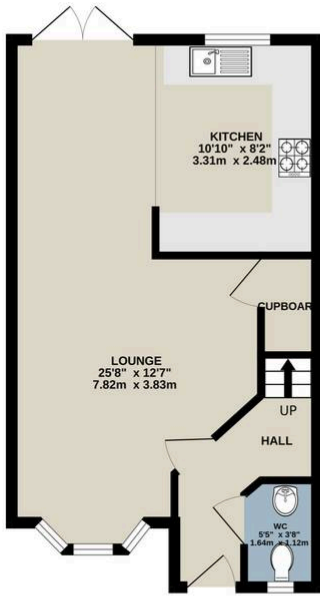
Tenure: Leasehold

EPC Energy Efficiency Rating: C

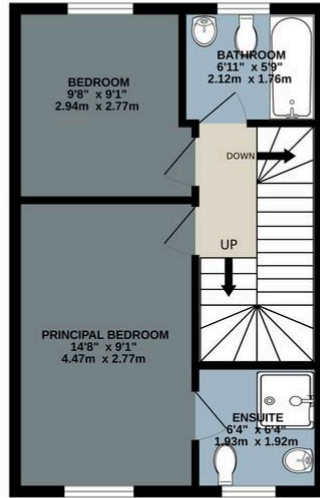
EPC Environmental Impact Rating: C



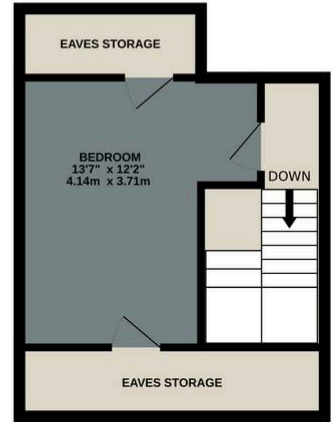
GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



2ND FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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