



## Lily Way £425,000

- 4 Bedroom detached
- Not overlooked
- Garage and driveway
- Family friendly area
- Council tax band E
- EPC Rating: C



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## About the property

This well-presented four-bedroom detached property offers spacious and versatile accommodation, making it an ideal home for growing families. Situated in a desirable residential area, the house is thoughtfully laid out to provide both comfort and practicality.

On the ground floor, you are welcomed into a bright and inviting living room, perfect for relaxing or entertaining guests. The separate dining room provides an excellent space for family meals and special occasions, with easy access to the kitchen. The kitchen is well-proportioned and functional, offering ample storage and workspace, ideal for everyday cooking. Completing the downstairs accommodation is a convenient cloakroom with a WC, adding to the practicality of the home.

Upstairs, the property boasts three generous double bedrooms and one single bedroom, making it suitable for families of various sizes or those requiring a home office or guest room. The master bedroom benefits from its own en-suite shower room, providing privacy and comfort. The remaining bedrooms are served by a family bathroom.

Externally, the property continues to impress with a private rear garden that is not overlooked, creating a peaceful outdoor space perfect for children, entertaining, or relaxing. To the front, there is a driveway providing off-road parking, along with a single garage for additional storage or vehicle space.

Further benefits include Council Tax Band E and an EPC rating of C. Early viewing is highly recommended.



## Accommodation

### Entrance Hallway

### Cloakroom

### Dining Room

11' 10" x 8' 10" ( 3.61m x 2.69m )

### Living Room

15' 1" x 11' 10" ( 4.60m x 3.61m )

### Kitchen

11' 10" x 11' 10" ( 3.61m x 3.61m )

### Utility Room

6' 7" x 4' 11" ( 2.01m x 1.50m )

### Landing

### Bedroom 1

12' 2" x 9' 10" ( 3.71m x 3.00m )

### En-Suite

### Bedroom 2

11' 2" x 8' 10" ( 3.40m x 2.69m )

### Bedroom 3

9' 6" x 8' 10" ( 2.90m x 2.69m )

### Bedroom 4

9' 10" x 7' 7" ( 3.00m x 2.31m )

### Bathroom

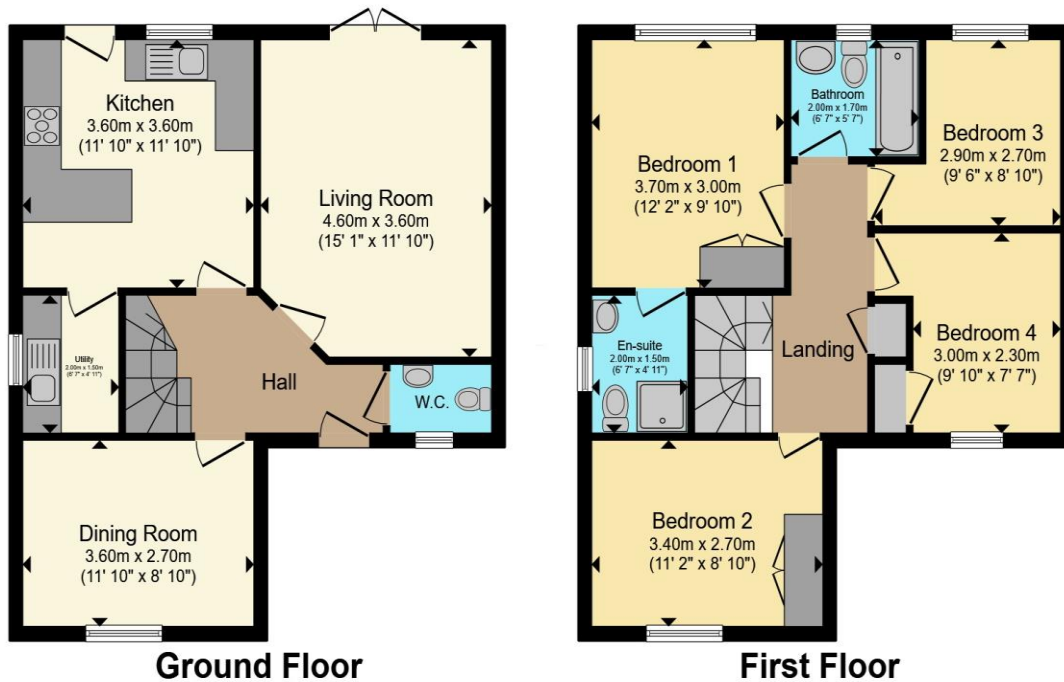
### Garden



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## Floorplan



Total floor area 103.4 m<sup>2</sup> (1,113 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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