



4

Bedrooms



2

Bathrooms



- Executive Detached House
- Refitted Kitchen with Built In Appliances & Quartz Work Surfaces
- Dining Area/Lounge with Bay Window
- Play Room
- Utility & Downstairs WC
- Four Bedrooms
- Enuite & Refitted Bathroom with His & Hers Basins
- Westerly Facing Rear Garden with Side Access
- Driveway Parking
- UPVC Double Glazing
- Gas Central Heating with New Boiler & Tank Installed Within 2 Years

Wilkinson SLM are delighted to bring to market this executive four-bedroom detached family home, enviably positioned on the highly sought-after Vallenders Road in Bredon. Thoughtfully redesigned and beautifully presented throughout, this impressive property offers generous and versatile accommodation perfectly suited to modern family living. Upon arrival, the front door opens into a light and airy entrance hallway, enhanced by two useful alcoves ideal for storage or a seating area for everyday convenience. From here, a door leads into the true WOW factor of the home – a stunning open plan living space incorporating the kitchen, dining area and lounge. The refitted contemporary kitchen is finished to an exceptional standard, featuring an extensive range of base and wall units topped with Quartz work surfaces. Integrated appliances include an electric tower oven, tower microwave oven, induction hob, dishwasher and a built-in WINE COOLER! A practical larder provides excellent storage, while the peninsula offers a sociable breakfast bar—perfect for busy mornings or relaxed coffee breaks. The dining area enjoys a back door opening directly onto the rear garden. This flows seamlessly into the lounge, which is beautifully framed by a feature bay window, flooding the space with natural light. Leading from the kitchen is a useful utility room with space and plumbing for both a washing machine and tumble dryer, along with a separate WC. A side door provides additional external access. Also off the kitchen is a versatile additional reception room, currently used as a playroom but easily adaptable as a home office, snug or hobby room. A window and skylight ensure this space remains bright and welcoming. Stairs rise from the hallway to the first floor, which hosts four well-proportioned bedrooms. The principal bedroom benefits from built in wardrobes and a modern ensuite featuring a vanity unit. Completing the accommodation is a refitted family bathroom with his and hers sinks, a vanity unit and a separate airing cupboard on the landing offering further storage. Externally, the WESTERLY FACING rear garden provides a safe and private space for families and entertaining. A patio area is ideal for outdoor dining, with the remainder laid to lawn and complemented by mature shrubs and planting. A picket fence encloses an area of artificial grass and side gate access leads conveniently back to the front of the house. Further benefits include UPVC double glazing, gas central heating with a recently installed boiler and tank (within the last two years), two front storage rooms and driveway parking. Ideally located within walking distance of local amenities and falling within a desirable school catchment area, this exceptional home offers both style and practicality in a prime Bredon location.

Kitchen/Dining Area 9' 1" x 29' 3" (2.77m x 8.92m)

Lounge 10' 10" x 9' 8" (3.30m x 2.95m)

Play Room 11' 5" x 17' 8" (3.48m x 5.38m)

maximum measurements

Utility 5' 1" x 4' 11" (1.55m x 1.50m)

Bedroom One 11' 5" x 10' 4" (3.48m x 3.15m)

maximum measurements

Ensuite 5' 3" x 5' 10" (1.60m x 1.78m)

Bedroom Two 11' 4" x 10' 1" (3.45m x 3.07m)

maximum measurements

Bedroom Three 14' 0" x 8' 9" (4.27m x 2.67m)

maximum measurements

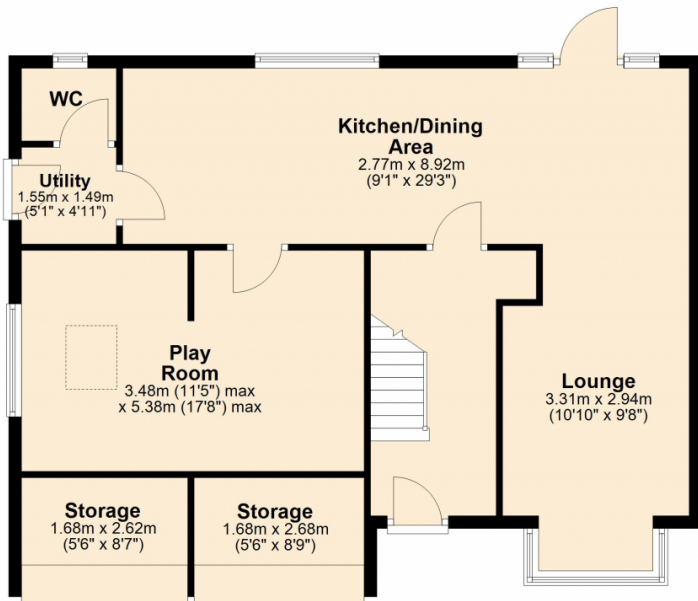
Bedroom Four 8' 9" x 8' 8" (2.67m x 2.64m)

maximum measurements

Bathroom 6' 3" x 6' 9" (1.91m x 2.06m)

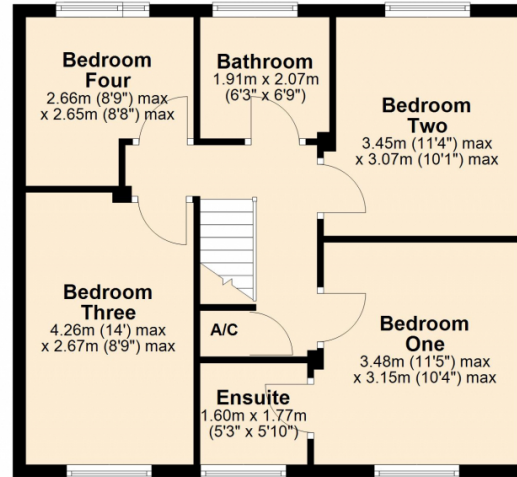
Ground Floor

Approx. 80.7 sq. metres (868.5 sq. feet)



First Floor

Approx. 50.1 sq. metres (539.6 sq. feet)



Total area: approx. 130.8 sq. metres (1408.1 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Bredon, GL20

