



POLPERRO WAY

Welcome

This three-bedroom, detached home is located in the sought-after Meir Park, a fantastic area for families owing to its local amenities, well-regarded local schools and close-knit community feel. You're never far from nature, with green spaces and parks with walking and cycling trails. There are also plenty of shops, restaurants and local pubs nearby. Transport links to the A50 and A500 provide easy access to the M6 motorway, making commuting to the wider Midlands or the North West straightforward.

As you approach the double-fronted property from the quiet road and pull onto the block-paved driveway, it's evident that this home has been meticulously maintained by the current owners.





Contemporary Touches

Step into the bright, inviting entrance hall to appreciate the immaculate finish that flows throughout, ensuring you can simply turn the key and start your new chapter. Designed for the modern family while retaining a high-end finish, you'll find contemporary touches such as vertical radiators and stylish wood panelling, adding a layer of character and warmth.



Doggy Wash Station

To your left, the former garage has been cleverly repurposed into a versatile playroom or study overlooking the front elevation. Walk through the doorway that leads you to a ground floor WC and a dedicated utility room which acts as the perfect 'de-mudding' station. Beyond the standard utility features, you'll find a custom-made doggy wash station, complete with mosaic tiling and a dedicated doggy shower - a game-changer if you enjoy long walks with your four-legged friends. There's also a door leading outside, meaning there's no need for muddy paw prints through the kitchen.





A Chef's Dream

Walk through to the kitchen and dining room, a vibrant hub featuring glossy, dove grey units, integrated appliances and patio doors that draw daylight inside. The kitchen is a chef's dream, and the dining area is a natural gathering spot for the family.

The room flows seamlessly into the orangery-style conservatory, a bright space that brings the outdoors in. On warm summer evenings, throw open the patio doors and invite your guests into the garden. The outdoor space feels intimate and private, and the pristine lawn is perfect for children and pets to play safely.





Inglenook Fireplace

Retrace your footsteps back through the kitchen and enter the elegant lounge - a room designed for relaxation and escapism. Let your eyes be drawn to the inglenook fireplace where a cast iron wood burner provides a soul-warming focal point for autumn evenings.



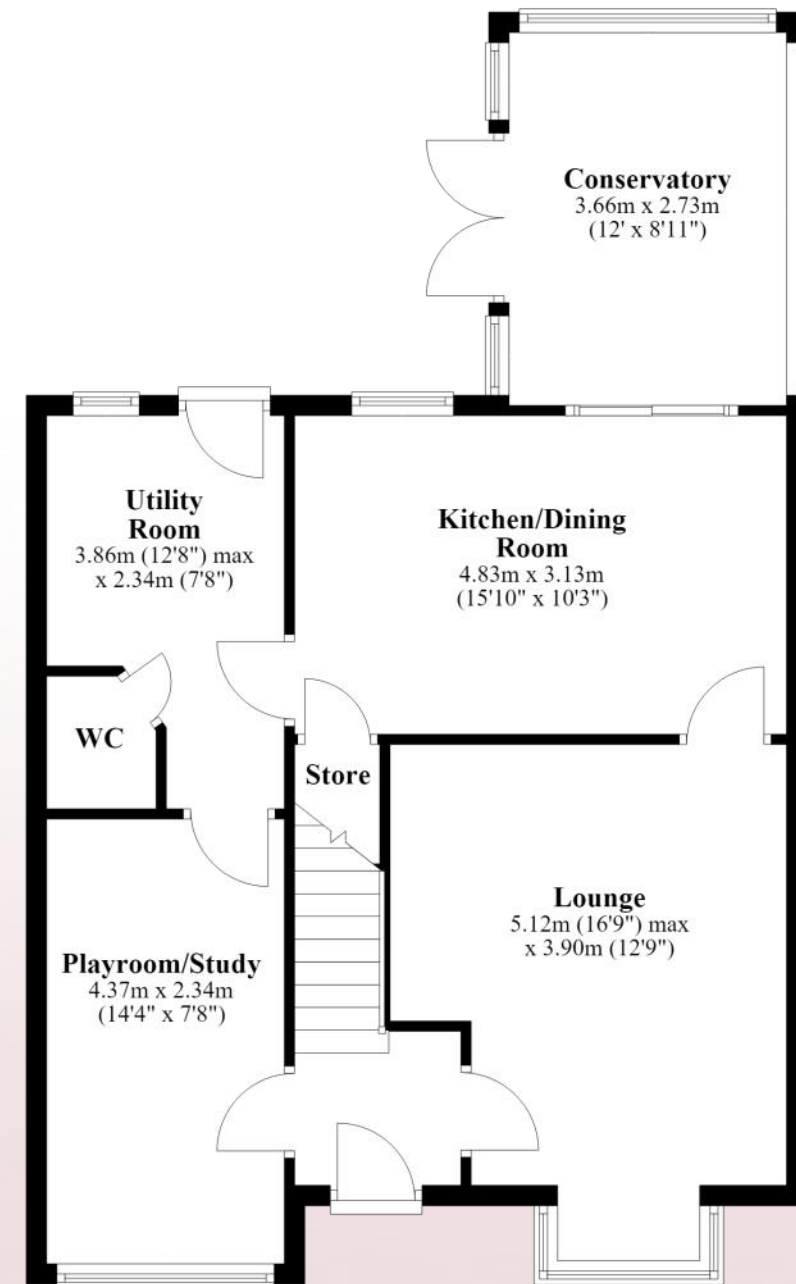


Sleep to Dream

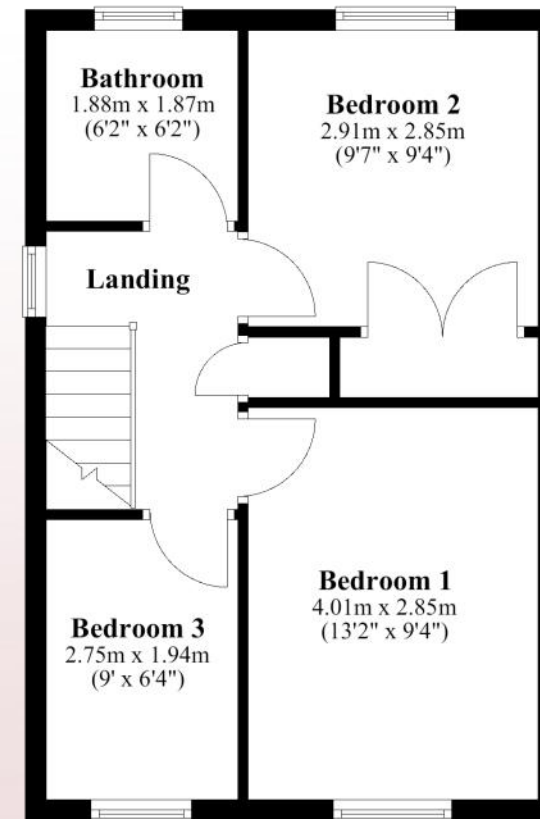
Return to the entrance hall and ascend the staircase, where a bespoke glass balustrade elevates the landing, leading you to three beautiful bedrooms and a family bathroom. An airy master bedroom boasts built-in mirrored wardrobes and wood panelling, adding a softness to the space. As well as a second generously sized bedroom, you'll find a third, L-shaped bedroom, currently used as a nursery, though it's flexible enough to serve as a home office or dressing room. The family bathroom continues the theme of luxury, with a calming, latte colour scheme.



Ground Floor



First Floor





Contact Adam for more information

01538 493333

sales@addisonmead.co.uk

Addison Mead

— EXCLUSIVE —