



30 Gate Lodge Way, Noak Bridge – SS15 4AR

£375,000 Freehold

Located within the charming conservation area of Noak Bridge, this delightful two-bedroom semi-detached cottage offers a wonderful blend of character and contemporary living. Step inside to a welcoming entrance area with ample storage that leads to a modern lounge, with a log burning stove for that cosy focal point. The newly renovated kitchen is thoughtfully designed with sleek cabinetry and integrated combination oven and microwave. The property has been reconfigured, with the original garage now offering a versatile room that is perfect as a home office, playroom or even guest accommodation, complete with a stylish ground floor WC.

Council Tax band: C ~ EPC Energy Efficiency Rating: E



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Porch

Lounge (incorporating hall area)
16' 0" x 20' 4" (4.87m x 6.20m)

Kitchen
6' 9" x 8' 10" (2.06m x 2.68m)

Office / reception room
15' 10" x 9' 0" (4.83m x 2.74m)

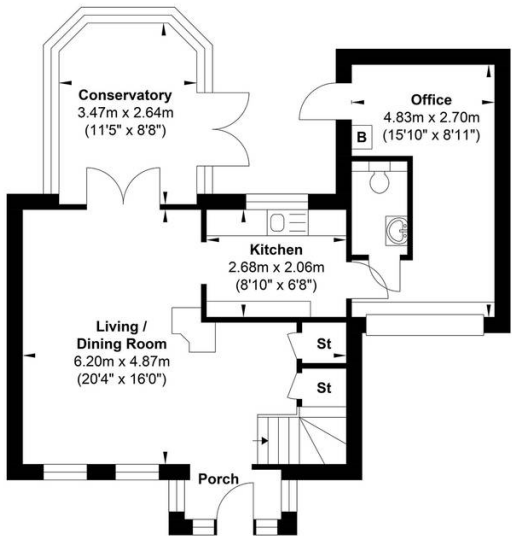
Conseratory
11' 5" x 8' 8" (3.47m x 2.64m)

Landing

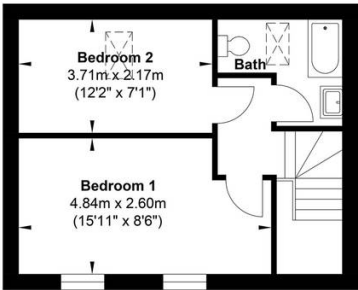
Bedroom One
8' 6" x 15' 11" (2.60m x 4.84m)

Bedroom Two
7' 1" x 12' 2" (2.17m x 3.71m)

Bathroom



Ground Floor



First Floor

Gross Internal Floor Area : 84.91 m2 ... 913.96 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.