



Ffordd Hann, £550,000

- Elegant four-bedroom detached luxury residence
- Expansive master bedroom with generous floor space, bespoke storage, and en suite bathroom
- All bedrooms filled with abundant natural light
- Sophisticated lounge featuring a charming bay window



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About the property

This exceptional four-bedroom detached residence with double garage offers an impressive blend of refined elegance, generous proportions, and thoughtful design, perfectly suited to modern luxury living. The principal bedroom is a true sanctuary, boasting substantial floor space, extensive fitted wardrobes, and a beautifully appointed en suite bathroom. A second bedroom also benefits from its own private en suite, while all bedrooms are bathed in natural light, enhancing the sense of space and comfort throughout.

The formal lounge exudes sophistication, featuring a striking bay window that creates a bright yet intimate setting for relaxation or entertaining. The heart of the home is the stunning open-plan kitchen and dining area, meticulously designed for both everyday living and hosting. This contemporary space is complemented by a separate utility room, discreetly positioned and leading to a versatile sun room/boot room, seamlessly combining practicality with style.

Further enhancing the ground floor is an elegant study, ideal for home working or quiet retreat.

Ideally positioned within close proximity to highly regarded schools and a range of shopping amenities, the property also enjoys convenient access to the much-admired Llanley Hall.

This distinguished home presents a rare opportunity to acquire a residence that offers luxury, comfort, and an enviable lifestyle in a sought-after location.

Accommodation

Lounge

16' 8" x 11' 8" (5.08m x 3.56m)

Study

9' 10" x 7' 5" (3.00m x 2.26m)

Kitchen / Dining

27' 9" x 11' 9" (8.46m x 3.58m)



Master Bedroom

19' 6" max x 18' 4" max (5.94m max x 5.59m max)

Bedroom Two

13' 2" x 11' 2" (4.01m x 3.40m)

Bedroom Three

11' 10" x 11' 5" (3.61m x 3.48m)

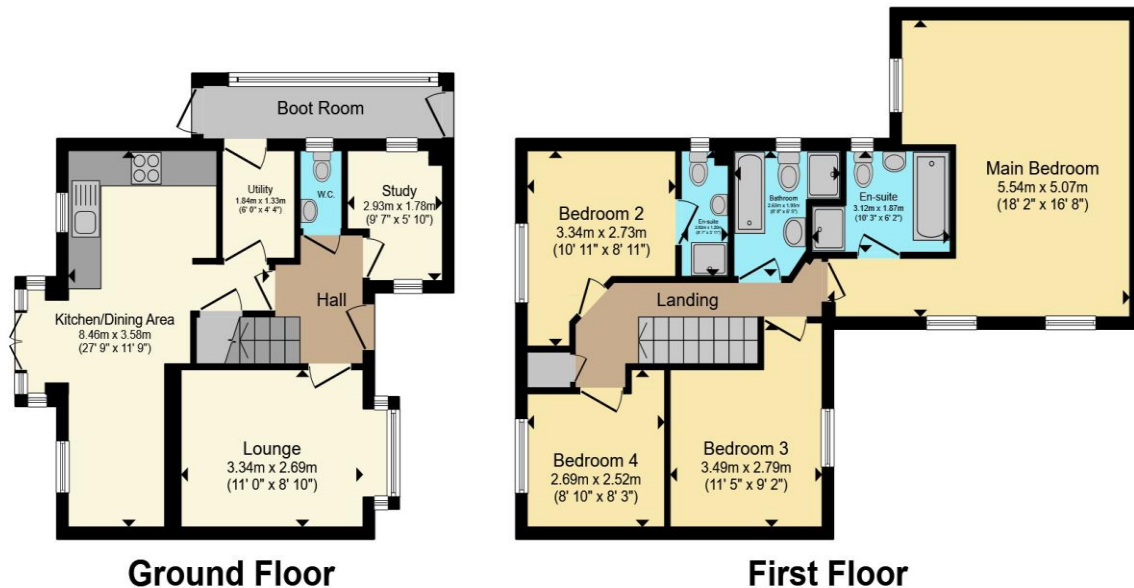
Bedroom Four

11' 5" x 10' 9" (3.48m x 3.28m)

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Floorplan



Total floor area 105.1 m² (1,131 sq.ft.) approx

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