



41 Tudor Gardens, Merlins Bridge – SA61 1LB

£300,000 Freehold

This four bedroom detached house presents a well-proportioned and versatile family home situated within a residential setting. The property is arranged over two floors and offers a practical layout designed to accommodate a range of living requirements. The ground floor comprises an entrance hall leading to a spacious reception room, a separate dining room/reception room, and a kitchen with space for appliances and storage and boasts a utility room. There is also a ground floor cloakroom. Upstairs, the property provides four bedrooms, one with an en-suite, each benefiting from natural light, alongside a family bathroom fitted. The house is constructed with traditional materials, featuring double glazed windows and gas central heating throughout. The property is offered with vacant possession and is considered suitable for purchasers seeking a home to update and personalise according to their preferences.

Externally, the property benefits from a private, enclosed rear garden, which offers scope for landscaping and

Entrance Hall

Entrance hall, providing access into the downstairs shower room, living room, dining room and kitchen.

Living Room

A light, generous size living room, with French doors leading to the front of the property onto the driveway.

Kitchen

The kitchen is fitted with a range of units, overlooking the garden with access to the garden via French doors and access into the utility room.

Utility Room

The utility room has worktop space and under counter space for any white goods, providing further access into the garden.

Dining Room / Reception Room

A light, generous size room which could be utilised as a dining room or further reception room, with French doors leading to the front of the property onto the driveway.

Bedroom One

The master bedroom has ample natural light and an en-suite shower room.

Bedroom Two

A double bedroom, laid with carpet and overlooks the rear garden.

Bedroom Three

A further double bedroom, laid with carpet.

Bedroom Four

An L shape room overlooking the rear garden with carpet flooring.

Bathroom

The main bathroom has tiled walls, a shower over the bath, sink and toilet.

En-Suite

Accessed off the master bedroom, the en-suite has a shower, sink and toilet.

Driveway & Detached Garage

Situated to the front of the property, there is driveway parking in front of the detached, single garage.

Rear Garden

The rear garden is enclosed by hedgerows and has a paved area along the house leading onto the lawned area.







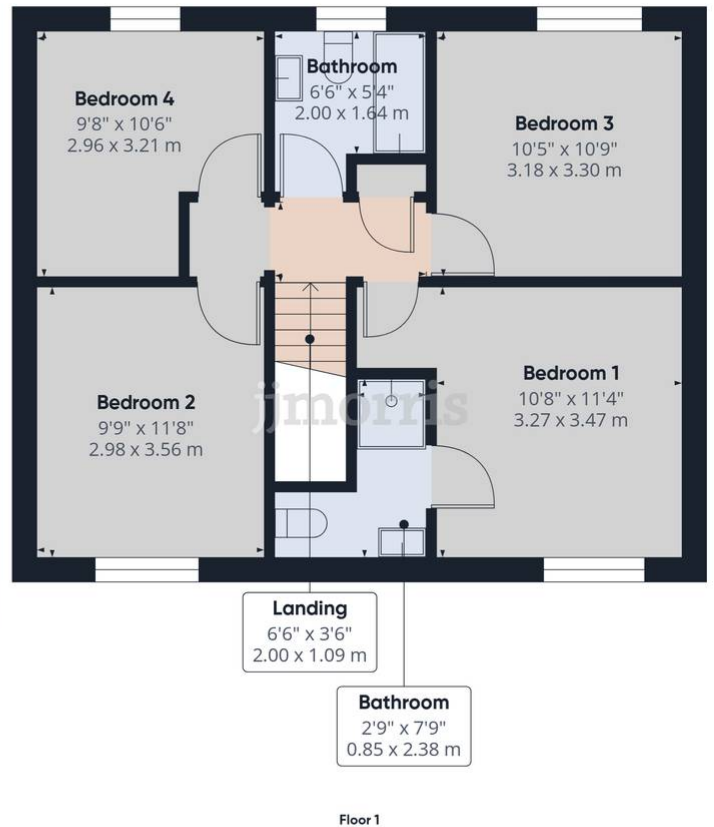
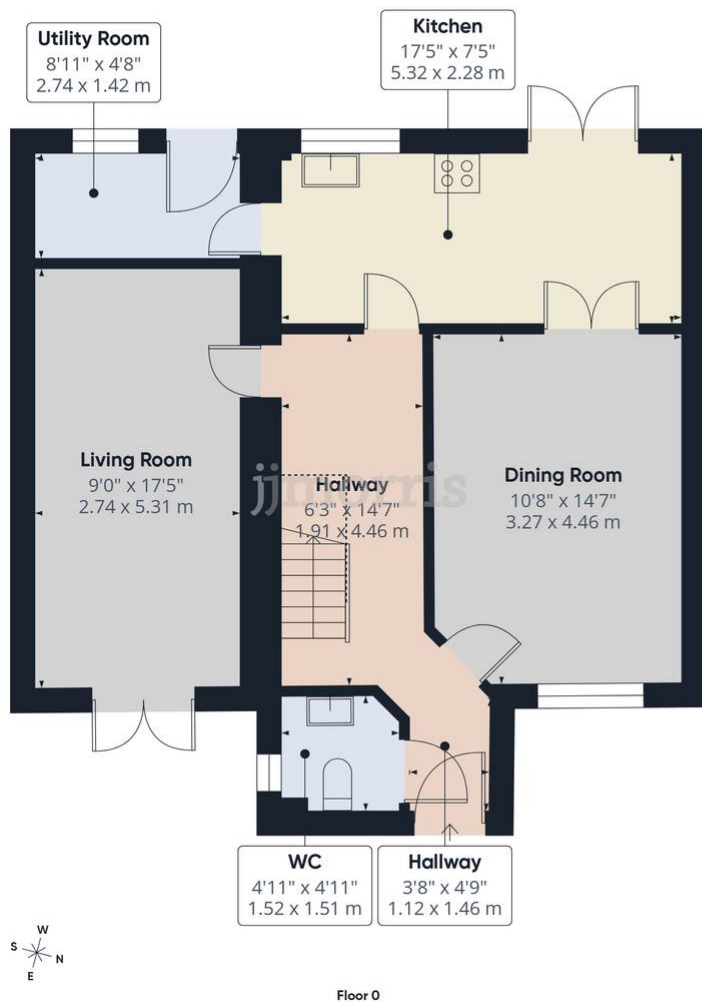


Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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