

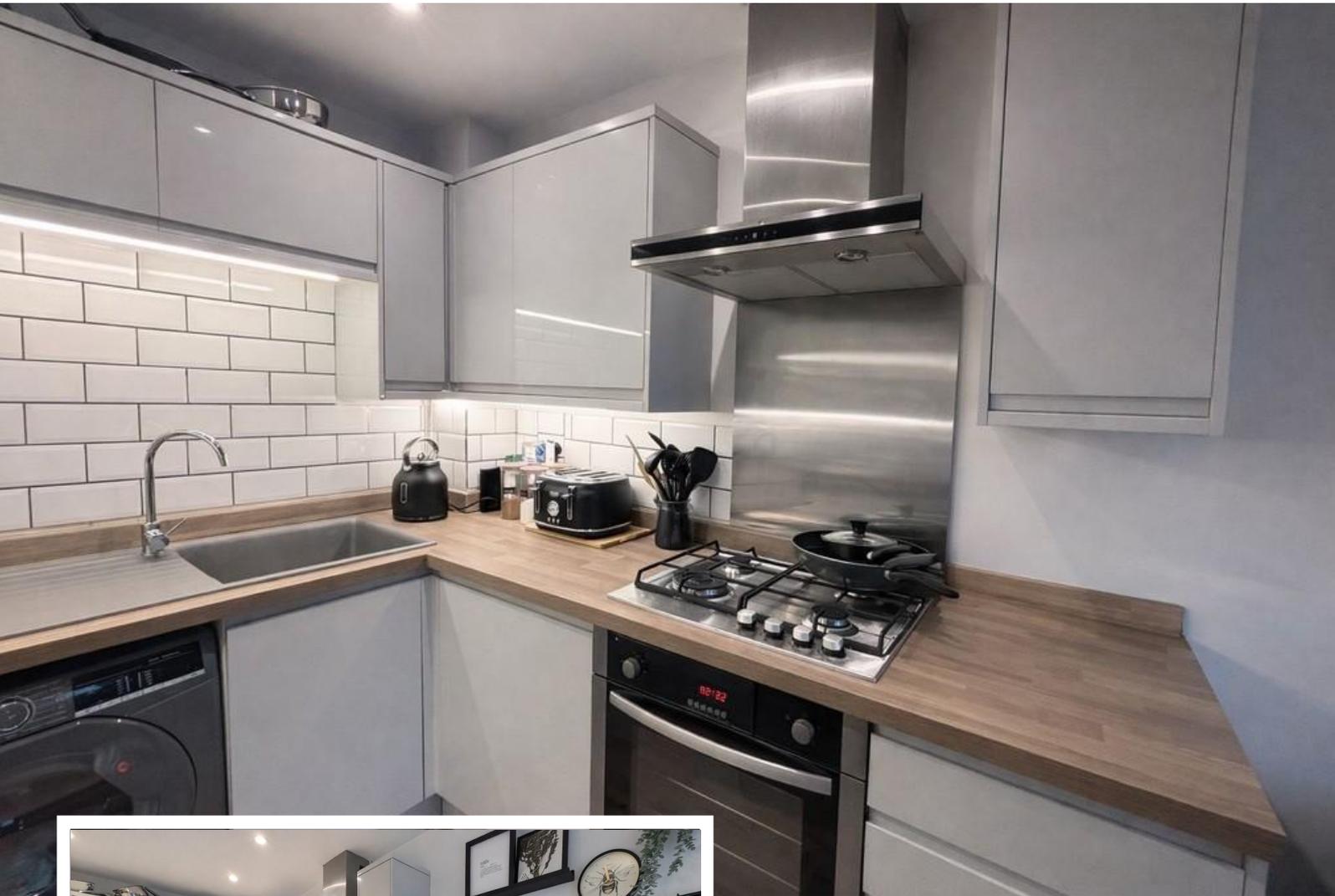


## 9 Ford Hill

- THREE-BEDROOM TOWN HOUSE
- TOP-FLOOR MASTER SUITE
- ARRANGED OVER THREE FLOORS
- IDEAL FOR FAMILIES

**Offers Over £220,000**  
EPC Rating '83'





## Property Description

### DESCRIPTION

A well-presented three-bedroom townhouse arranged over three floors, offering flexible accommodation perfectly suited to modern living.

The ground floor provides a welcoming entrance and generous living space, ideal for both relaxing and entertaining. To the rear, the property enjoys a private garden – perfect for outdoor dining or unwinding at the end of the day.

Set across the upper floors are three bedrooms, including a superb top-floor master suite complete with a dressing room and contemporary en-suite shower room, creating a calm and private retreat. The remaining bedrooms are well arranged, with one comfortable single room that would work equally well as a nursery, home office or study.

Further benefits include two allocated parking spaces, useful storage throughout and a layout that will appeal to families and professionals alike.



#### FRONT ENTRANCE

A warm and welcoming entrance hall sets the tone for the home, finished in soft neutral décor and complemented by stylish wood-effect flooring. The space offers a bright, airy feel with modern lighting, a contemporary wall mirror and clean white woodwork. Internal doors lead conveniently to the principal rooms, while a radiator ensures comfort throughout the seasons. The hallway also provides an ideal spot for artwork or additional storage, creating both practicality and first impressions in equal measure.



#### KITCHEN

13' 0" x 7' 1" (3.96m x 2.16m) A stylish, contemporary kitchen fitted with a range of sleek high-gloss wall and base units, complemented by wood-effect work surfaces and classic metro-tile splashbacks. The space is thoughtfully designed to maximise functionality, featuring an integrated oven, gas hob with extractor over, stainless steel sink and drainer, and plumbing for appliances. Under-cabinet lighting and recessed ceiling spotlights create a bright, modern feel, while there is also room for a small dining table – perfect for morning coffee or casual meals.



#### LIVING ROOM

13' 00" x 9' 02" (3.96m x 2.79m) A beautifully presented and inviting living space, bursting with character and contemporary style. A striking feature wall adds depth and personality, while large patio doors flood the room with natural light and provide direct access to the balcony. There is ample space for comfortable seating, making it perfect for relaxing or entertaining. Finished with modern flooring and warm lighting, this is a cosy yet vibrant heart of the home.



#### DOWNSTAIRS TOILET

2' 1" x 6' 1" (0.64m x 1.85m) A conveniently located ground floor toilet fitted with a modern low-level WC and wash hand basin. Stylish décor and feature wallpaper add personality, while contemporary finishes ensure the space is both practical for guests and ideal for everyday use.

#### BEDROOM 1

13' 1" x 14' 1" (3.99m x 4.29m) A generous and beautifully presented principal bedroom offering ample space to accommodate a super king-size bed with room to spare. Tastefully decorated and filled with natural light, the layout provides a calm and comfortable retreat. The room further benefits from direct access to a dedicated dressing room and a private en-suite, delivering both convenience and a touch of luxury.



#### DRESSING ROOM

7' 1" x 9' 11" (2.16m x 3.02m) Accessed directly from the principal bedroom, this well-appointed dressing room provides a practical and private space to prepare for the day. Bright and neutrally finished, it offers excellent storage potential along with room for a dressing table or additional furnishings, creating a calm and functional extension to the main suite.



#### BEDROOM 2

10' 0" x 14' 1" (3.05m x 4.29m) A well-proportioned second bedroom, ideal as a bedroom for anyone or equally suited to comfortable guest accommodation. Bright and neatly presented, the space offers ample room for furniture while large windows allow plenty of natural light, creating a welcoming and versatile environment.



#### EN-SUITE

6' 1" x 10' 1" (1.85m x 3.07m) A modern and well-appointed en-suite featuring a spacious shower enclosure, low-level WC and pedestal wash hand basin. Finished in fresh, neutral tones with contemporary fittings, the room offers a bright and practical space designed for comfort and convenience.

#### BATHROOM

5' 1" x 6' 1" (1.55m x 1.85m) A stylish and contemporary family bathroom fitted with a modern white suite comprising a panelled bath with shower and screen, pedestal wash hand basin and low-level WC. Finished with sleek tiling and clean, neutral décor, the space offers both practicality and a relaxing environment for unwinding at the end of the day.



#### BEDROOM 3

7' 1" x 7' 1" (2.16m x 2.16m) A bright and neatly presented third bedroom, ideal as a nursery, child's bedroom or compact home office. The space is well utilised, offering room for essential furniture while remaining light and welcoming thanks to a good-sized window. A versatile addition to the home that can easily adapt to changing needs.

#### EXTERIOR

To the rear, the property enjoys a private and low-maintenance garden designed for both relaxation and practicality. A paved patio provides the perfect setting for outdoor seating and entertaining, while the enclosed area offers a safe and usable space for families.

To the front, the home benefits from two allocated parking spaces, ensuring convenient off-road parking for residents and visitors alike.



**PURCHASE DETAILS:**

*Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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