



The Ridgeway, Astwood Bank, B96 6LT

£475,000

**KING**  
HOMES

**\*\* No Chain \* 4 Bedroom Detached\*\* Three Bathrooms \*\* This attractive detached home offers a versatile and generously proportioned layout, with four bedrooms and multiple reception rooms providing flexibility for modern family life. The bright living room leads through to a spacious kitchen/dining/family area at the heart of the home, while additional ground-floor rooms could serve as home offices, playrooms, or hobby spaces. Two shower rooms add convenience, and upstairs features a family bathroom and well-sized bedrooms. Outside, a good-sized rear garden with patio, lawn, and charming Cotswold stone seating area provides an inviting space for relaxing or entertaining, while the front driveway offers ample parking framed by smart gabion walls. Perfect for families seeking both space and adaptability.**



This attractive detached home is approached by a generous driveway providing parking for multiple vehicles, framed by fencing and smart gabion walls filled with Cotswold stone. The frontage creates a strong first impression, offering both practicality and kerb appeal.

Stepping inside, you enter directly into a bright and spacious living room, with windows to the front and side bringing in plenty of natural light. It offers a warm, welcoming space for everyday relaxation.

To the rear, the property features a generous kitchen/dining/family area that forms the natural heart of the home. This well-arranged space provides plenty of room for family meals, relaxed seating and day-to-day living, all with a pleasant outlook towards the garden.

Two additional reception rooms sit off the main living spaces. These areas are currently arranged with kitchen fittings in place, offering useful options for those needing independent space for family members, hobbies or working from home. For buyers preferring a more traditional layout, these rooms could easily be repurposed as extra living space, a home office, playroom, studio or utility area, depending on individual needs.

The ground floor further benefits from two separate shower rooms, adding excellent convenience for busy households or visiting guests.

Upstairs, the home offers four well-proportioned bedrooms arranged around a spacious landing. Each room provides comfortable space for furniture and can be adapted for various uses, whether as bedrooms, guest accommodation or a dedicated workspace. A generous family bathroom completes the first floor.

Outside, the property enjoys a good-sized rear garden, providing an inviting setting for outdoor living. A block-paved patio creates the ideal space for dining or entertaining, while the lawn offers plenty of room for play or relaxation. A Cotswold stone seating area adds a charming touch, and the entire garden is fully enclosed by fencing, ensuring privacy and security.

Overall, this is a versatile and generously proportioned home, offering multiple reception rooms, a sociable family living space and a well-sized garden — perfect for families seeking flexibility and room to grow.

<b>Family Room</b>	20'0" max x 15'6" max (6.11m max x 4.74m max)
<b>Shower room</b>	5'4" x 6'11" (1.64m x 2.13m)
<b>Living Room</b>	20'5" x 11'10" (6.24m x 3.61m)
<b>Family Room</b>	20'5" x 12'4" (6.24m x 3.78m)
<b>Shower Room</b>	
<b>First Floor Landing</b>	
<b>Bedroom 1</b>	12'6" x 10'11" (3.83m x 3.35m)
<b>Bedroom 2</b>	12'7" x 10'11" (3.86m x 3.35m)
<b>Bedroom 3</b>	9'11" x 15'6" (3.04m x 4.73m)
<b>Bedroom 4</b>	9'9" x 15'6" (2.98m x 4.73m)
<b>Bathroom</b>	12'6" x 9'1" (3.83m x 2.79m)



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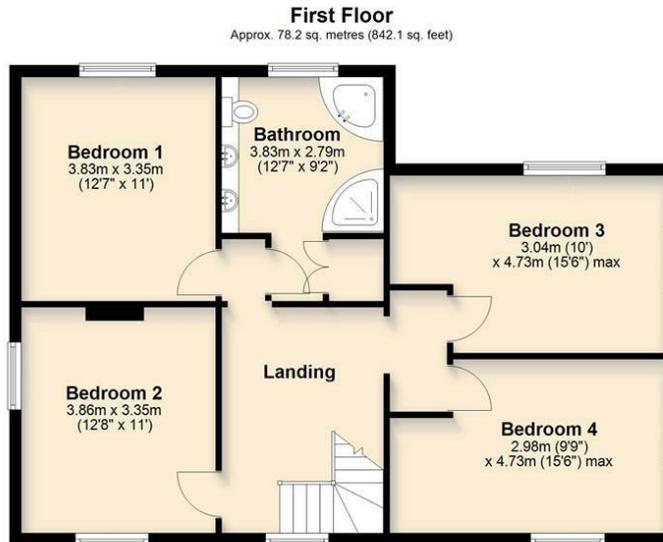


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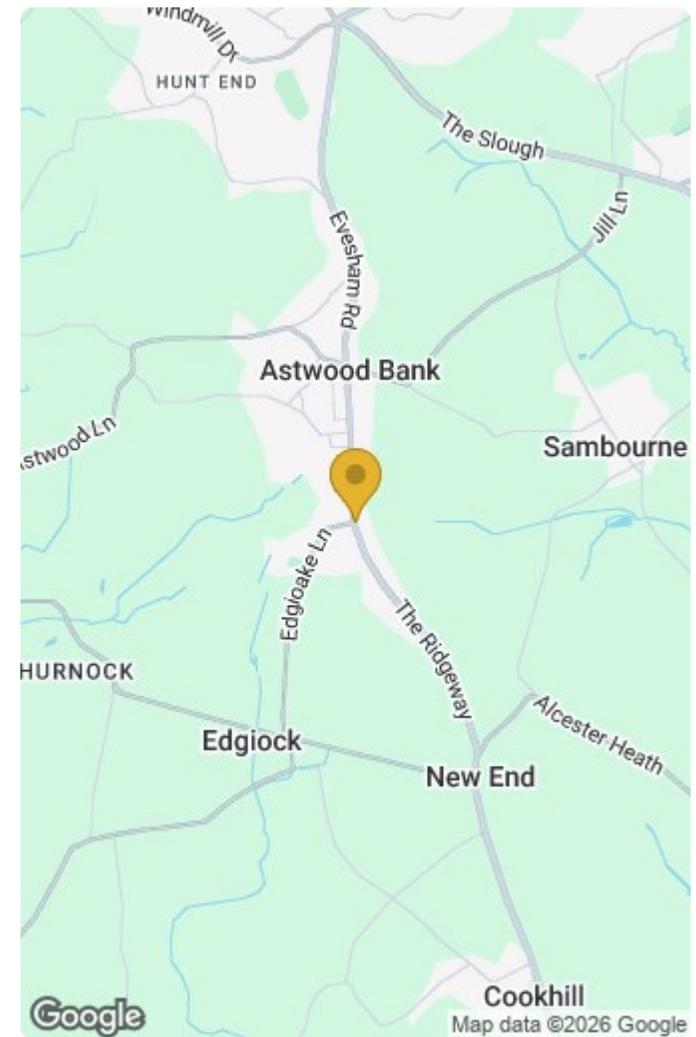


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Total area: approx. 157.7 sq. metres (1698.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		