



MELANIE LEWIS

exp<sup>®</sup> UK

@melanie.lewis@exp.uk.com

melanielewis.exp.uk.com

07846 64 64 58



94 Blackberry Road,  
£350,000

3 2 1





If you are looking for a house with that illusive 'Wow Factor' then this is the one you've been waiting for. Set in a quiet side road on the popular Edmund Park development, from the moment you step through the door into this lovely home you can feel it is just that little bit special.

From the lovely upgraded kitchen with shaker style units to the remodelled utility room which makes space for an American Fridge Freezer as well as additional storage this house has been lovingly thought out by the current owners.

What the owners love about their home... *We love how bright and airy the house is and the great size garden for us to entertain and the children to play. Also the quiet road and lovely neighbours..*

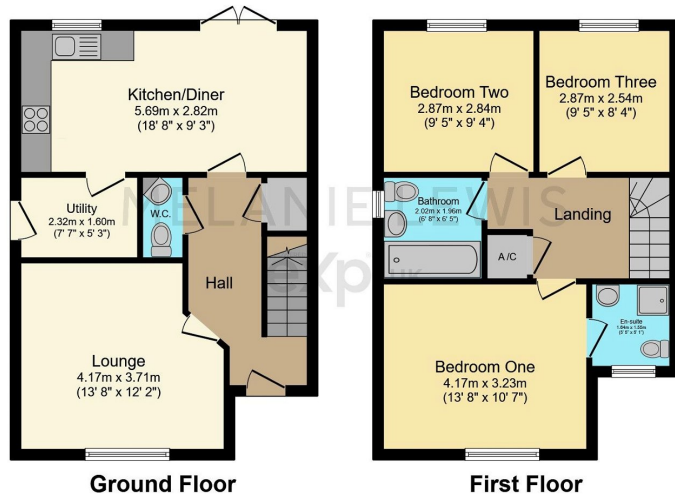
From the hallway there is a large lounge with windows to the front which is a lovely peaceful space to relax and entertain in. Further down the hall is a downstairs cloakroom and cupboard with some clever storage drawers built in under the stairs.

The kitchen/diner, which is over 18 feet long, is one of the standout features of this lovely home and provides a perfect social space allowing you to cook and chat to your guests or to supervise homework while you cook the tea. The kitchen area has an electric oven and gas hob with stainless steel extractor, integrated dishwasher and the dining area has more than enough space for a 6 seater table. Patio doors lead out on the garden, which is larger than other similar houses at Edmund Park and has another of the standout features of this lovely home - a large oak framed gazebo so you can enjoy the garden whatever the weather.

Off the kitchen is a utility room - not something you find very often in a 3 bed house - with doors out to the side path to the driveway. The utility has been cleverly remodelled to make space for an American fridge freezer, a utility cupboard with plumbing for a washing machine as well as a tumble dryer and additional cupboard storage.

Going up the stairs, the main bedroom is at the front of the house and is a good sized double with ample space for bedroom furniture. It also has an ensuite with thermostatic shower as well as a window





Total floor area 90.0 sq.m. (968 sq.ft.) approx  
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

- Please quote ref MJ0484 to book your personal tour
- 3 good sized bedrooms
- Utility room
- Larger than average garden
- Garage with driveway parking
- Freehold
- Upgraded kitchen/diner
- Ensuite to principal bedroom
- Large wood-framed gazebo
- Power for EV charger



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 95 A      |
| 81-91 | B             | 84 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The graph shows this property's current and potential energy rating.