



## 5 Calverhay Close, Blythe Bridge

£499,950

Parking is equally well catered for with a good size block paved drive offering parking for several vehicles and a proper double garage • Accommodation including three reception rooms, four bedrooms, three bathrooms, stunning breakfast kitchen, and utility room. • As well as the plot you will love the feature central stairs leading to the first floor and the study leading from the second bedroom offers a space you'll find nowhere else • The house sits on an astonishing plot at just under a 1/5 an acre with gated access to either side and wraparound lawns, patios and raised flowerbeds. • A modern home located in this private cul de sac within Blythe Bridge having an excellent selection of amenities and well regarded local schooling.





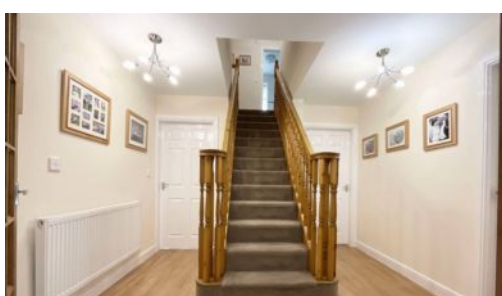
Surprise surprise, the unexpected hits you between the eyes.....prepare to be surprised! Sitting in the corner plot of this secluded cul de sac in a prominent position in Blythe Bridge, and the first surprise is the garden, a plot measuring just under a fifth of an acre is pretty much unheard of in such a modern house, but the lovely gardens offer a tremendous opportunity to enjoy the great outdoors. The accommodation on offer will also make you gasp on delight at the sheer volume of space, special features and hidden extras! On the ground floor the reception hall allows access to the double garage, and the ground floor shower room as well as a useful cloaks cupboard, and French doors lead to the entrance hall with stunning feature central staircase, and doors leading to the large breakfast kitchen and utility, the dining room with walk in bay window and lovely rear facing living room with French doors leading to the rear garden, on the first floor the generous master bedroom has a walk in bay window, built in wardrobes and a good size well appointed en-suite shower room, the second bedroom has the best hidden extra though with an amazing multi functional room off the bedroom, this is currently used as a study/workroom, but could create a further bedroom space if needed. Two further double bedrooms and family bathroom complete the first floor accommodation. To the front a good size block paved drive offers parking for several vehicles. Commuting if required is a dream, with easy access to the A50 leading you wherever you need to go, and a train station within walking distance as well as highly regarded local schooling and an excellent selection of shops, and amenities. Therefore whilst surprise can be the greatest gift life can give us, as always at James Du Pavey, we go one better, and combine the surprise with your new perfect home!



Rare and surprising! A modern house in Blythe Bridge with a garden under a fifth of an acre. Spacious 4-bed property with special features, large kitchen, bay windows, multi-functional room, and double garage. Easy commuting and local amenities. Your perfect surprise home! Council Tax band: F

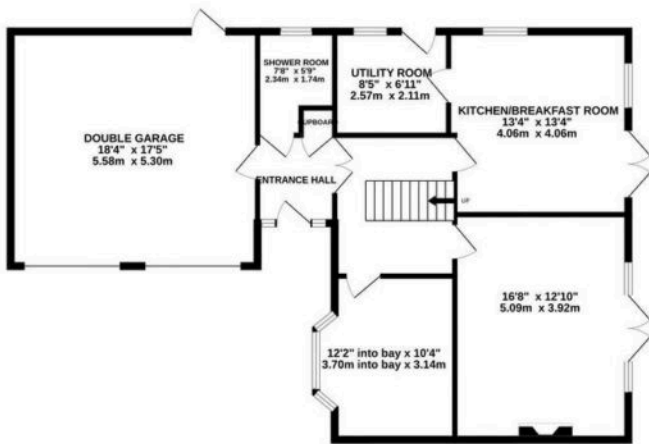
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

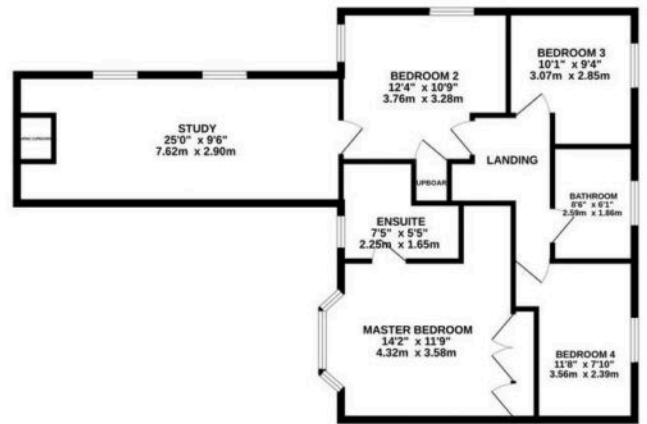




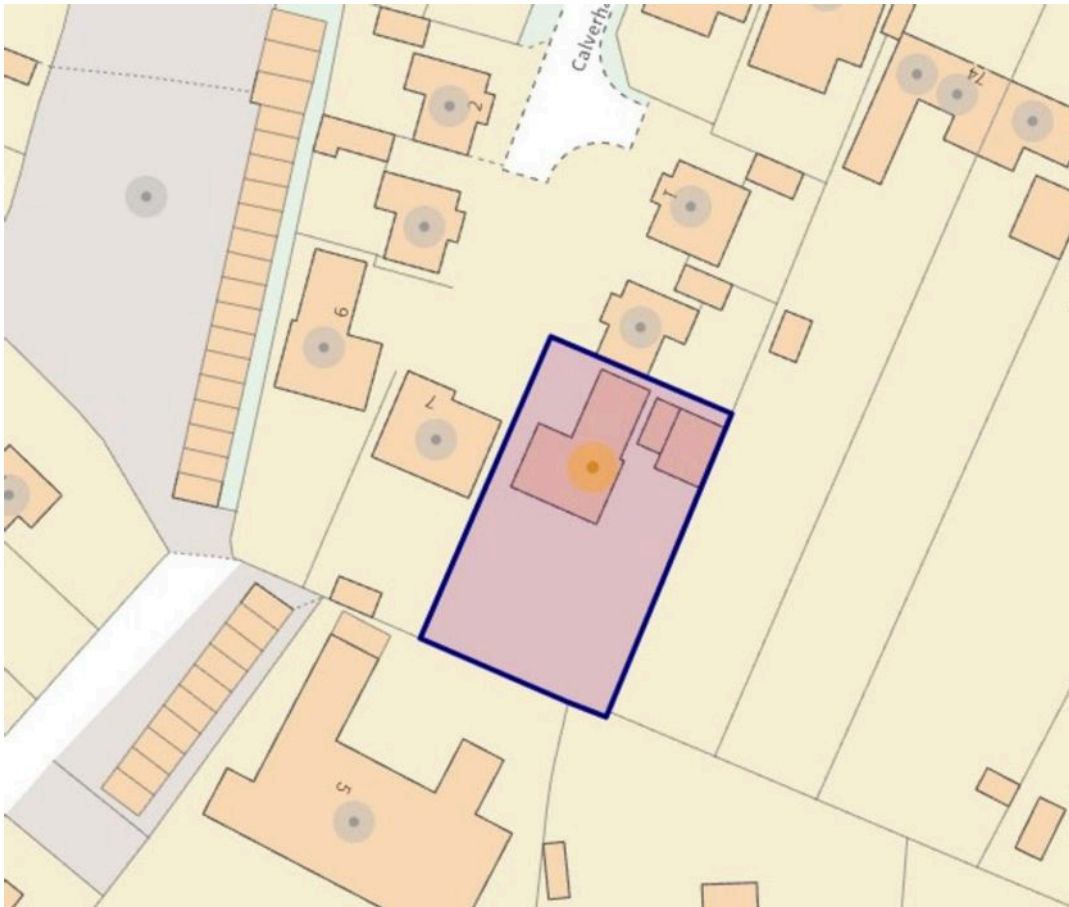
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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