



## 28 Caverswall Old Road, Forsbrook

£325,000 Freehold

Enjoy rural village living with established gardens, a spacious patio, trellised seating area, and countryside walks and open fields just a short stroll from your doorstep. • Set in the sought-after village of Forsbrook, with excellent local amenities, shops, top-rated schools, and transport links, inc. A50 close by. • Generous driveway, single garage with electric roller door, and additional shed storage for practical everyday convenience. • Spacious open-plan living & dining area flowing into a large kitchen/breakfast room with breakfast bar – perfect for relaxed modern living. • Three-bedroom detached bungalow featuring two spacious doubles and a versatile single—ideal for guests, family, or a home office.





Life on the Boulevard – A Home That Leads the Way in Tranquility and Location. Tucked along a peaceful residential street located in the sought-after village of Forsbrook, this charming, detached bungalow is the kind of home that doesn't just catch your eye – it draws you in, step by step. With its welcoming layout, generous living spaces, and mature gardens, this property offers the ideal blend of function and flair – ready to turn everyday living into something truly special. Step inside to a welcoming entrance hall, complete with two built-in storage cupboards for everyday convenience. The heart of the home lies in the spacious open plan sitting and dining room, where natural light flows freely, leading directly into a large kitchen/breakfast room. Here, wooden wall and base units meet expansive countertops and a breakfast bar perfect for casual mornings or evening chats. Just off the kitchen, a bright sunroom provides a flexible extra space – whether for relaxing with a book, hosting guests, or simply soaking in the side garden views. The home offers three bedrooms – two generous doubles, each with fitted wardrobes, and a comfortable single – ideal for guests, children, or even a home office. The main living/dining space opens via French doors to a delightful, paved patio, making indoor-outdoor living easy and enjoyable. Outside, you'll find established gardens both front and back, with a trellised archway framing a serene bench seating area—perfect for moments of quiet reflection. A practical shed, a single garage with electric roller door, and a spacious driveway complete the picture. Don't hang around! Take the leap to a property that truly has the potential to take you places... starting right here, on your own boulevard.





Charming detached bungalow in sought-after Forsbrook village. Spacious open plan living, sunroom, 3 bedrooms, mature gardens, garage, and driveway. Ready for a special lifestyle. Council Tax band: D

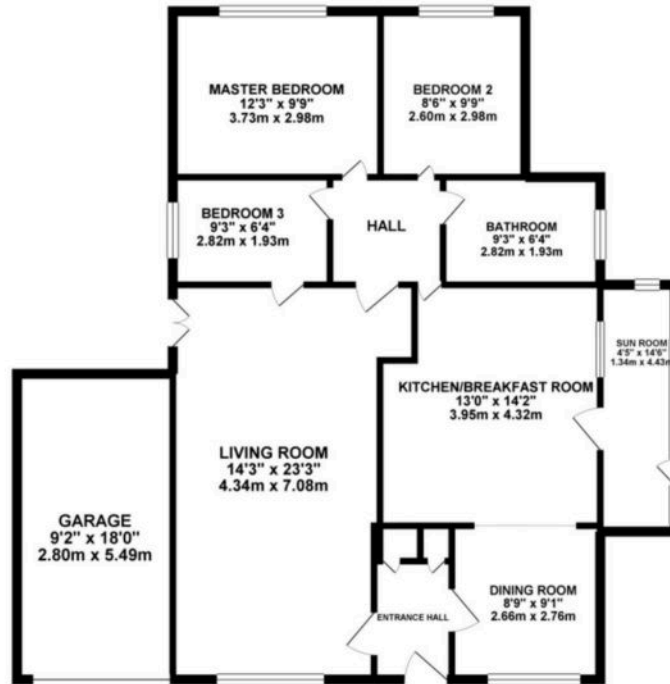
Tenure: Freehold

EPC Energy Efficiency Rating: D

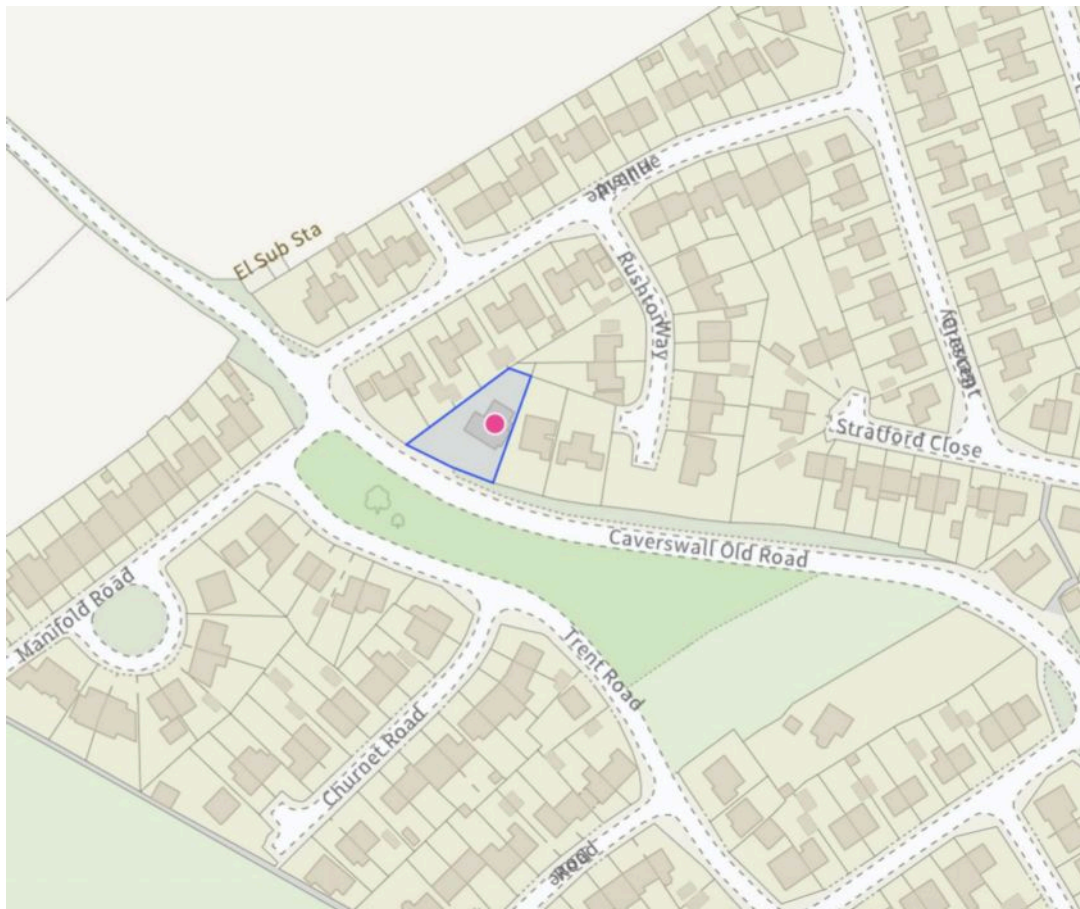
EPC Environmental Impact Rating: D



GROUND FLOOR 1176.05 sq. ft.  
( 109.26 sq. m. )



TOTAL FLOOR AREA: 1176.05 sq. ft. ( 109.26 sq. m. ) approx.  
While every effort 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 misstatement. This plan is for information only and should not be used as a basis for any purchase or other transaction. The purchaser, customer and developer shall have no liability or guarantee as to their accuracy or otherwise of the plan.  
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