



## 1 Foxtail Road, Stapeley

£425,000 Freehold



Bright dual-aspect living room offering generous space for relaxing or entertaining. • Spacious kitchen/diner with integrated appliances, breakfast bar, and French doors to the garden. • Master bedroom with modern ensuite featuring a dual-head walk-in rain shower. • Low-maintenance garden with artificial grass, patio area, and a unique putting green. • Excellent parking and eco-friendly additions, including two driveways, EV charger, detached garage, and 15 solar panels with a 12kW battery.



Set within the desirable area of Stapeley, this attractive four-bedroom detached home offers generous living spaces, modern features, and a thoughtfully designed layout ideal for family life or flexible living.

This impressive property opens with a welcoming living room, a generous space ideal for cosy nights in or socialising with friends and family. Dual-aspect windows allow natural light to fill the room, creating a bright and relaxing atmosphere. The kitchen/diner is another spacious area with plenty of counter and cupboard space, integrated appliances including a dishwasher, oven, and gas hob, as well as a useful breakfast bar. French doors lead out into the garden, enhancing the sense of openness. A practical utility room sits just off the kitchen, providing space for a washing machine, dryer, and additional storage. Further storage can be found under the stairs, perfect for shoes and coats, and a convenient WC completes the ground floor.

Upstairs, the master bedroom offers a peaceful retreat with its own ensuite, featuring a walk-in shower fitted with dual heads, including a relaxing rain shower. The second bedroom is another comfortable double with plenty of space, while the third bedroom is similarly sized and versatile. Bedroom four is smaller but can still accommodate a double bed and benefits from dual-aspect windows that fill the room with light. This room also works well as a dressing room, office, nursery, or guest room. The main bathroom includes a full-sized bath, providing a calm spot to unwind.

Outside, the property includes a detached garage with an electric door, offering secure parking or storage options. The rear garden is low-maintenance, laid with artificial grass and featuring a charming patio area ideal for summer relaxation or outdoor dining. A small putting green adds a fun and unique feature. Parking is generous, with two separate driveways: the main drive includes an EV charger for electric vehicles, and an additional single-space drive at the front offers room for a total of four cars. The home also benefits from 15 Zanussi 400W solar panels paired with a 12kW battery, contributing to energy efficiency and lower running costs.



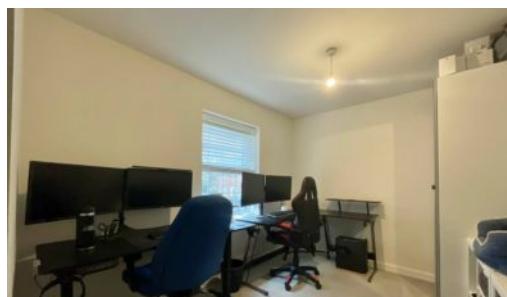
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Council Tax band: E

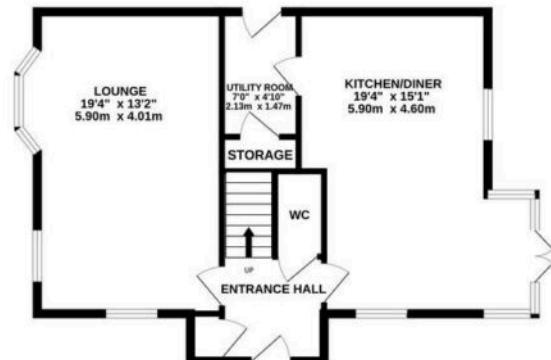
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



GROUND FLOOR  
770 sq.ft. (71.5 sq.m.) approx.



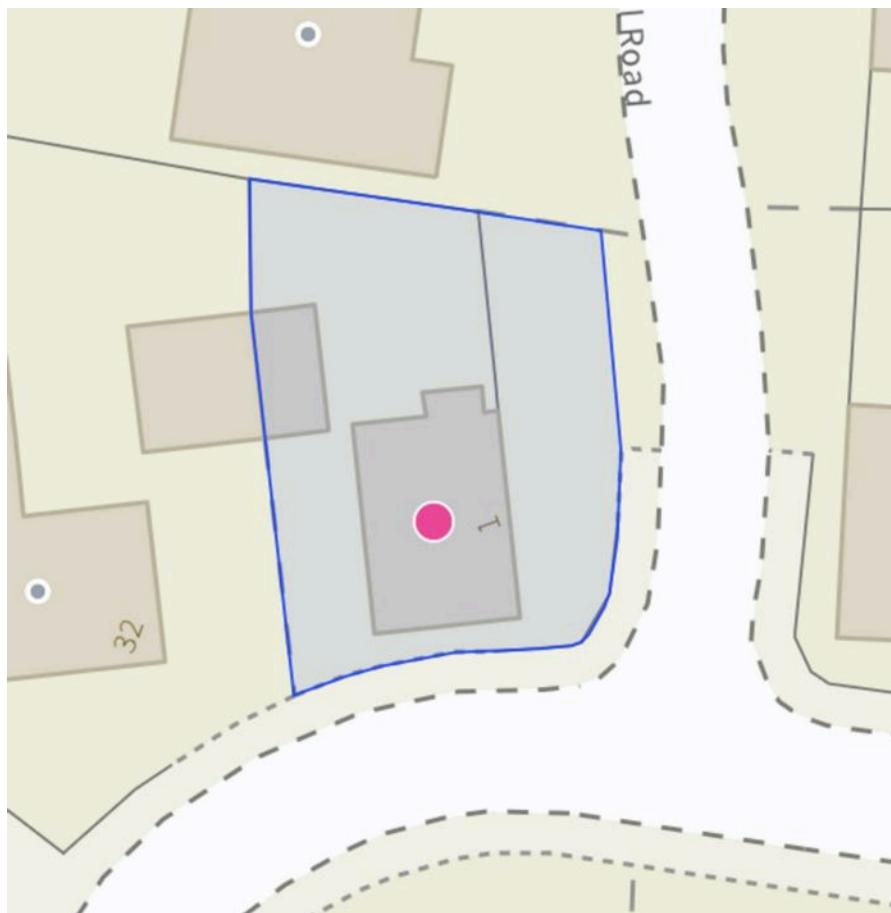
1ST FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 1350 sq.ft. (125.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other internal and external apertures are approximate only and no liability 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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