





**A spacious family home tucked away in a PEACEFUL CUL-DE-SAC, offering approaching 1,300 sq ft of versatile accommodation, a BEAUTIFULLY SECLUDED REAR GARDEN, and generous off-street parking. Situated within the SOUGHT-AFTER PARISH OF ST. JULIAN'S, south of the city centre, close to EXCELLENT LOCAL SCHOOLING AND AMENITIES.**

**Guide Price: £650,000**

This impressive home combines excellent living space with exciting scope for further enhancement, subject to the necessary consents and offers accommodation comprising a welcoming entrance hall, an elegant sitting room and a spacious, well-appointed kitchen/dining room, perfectly suited to modern family life. Beyond, a substantial conservatory provides additional reception space, complemented by a practical utility area and access to a detached outbuilding with a shower room, ideal as a home office, studio or guest space. The first floor offers three generously sized bedrooms and a stylish contemporary family bathroom. Outside, the property continues to impress with a low-maintenance private rear garden, ideal for entertaining and family enjoyment, while the frontage provides ample parking for multiple vehicles.

Council Tax Band: D

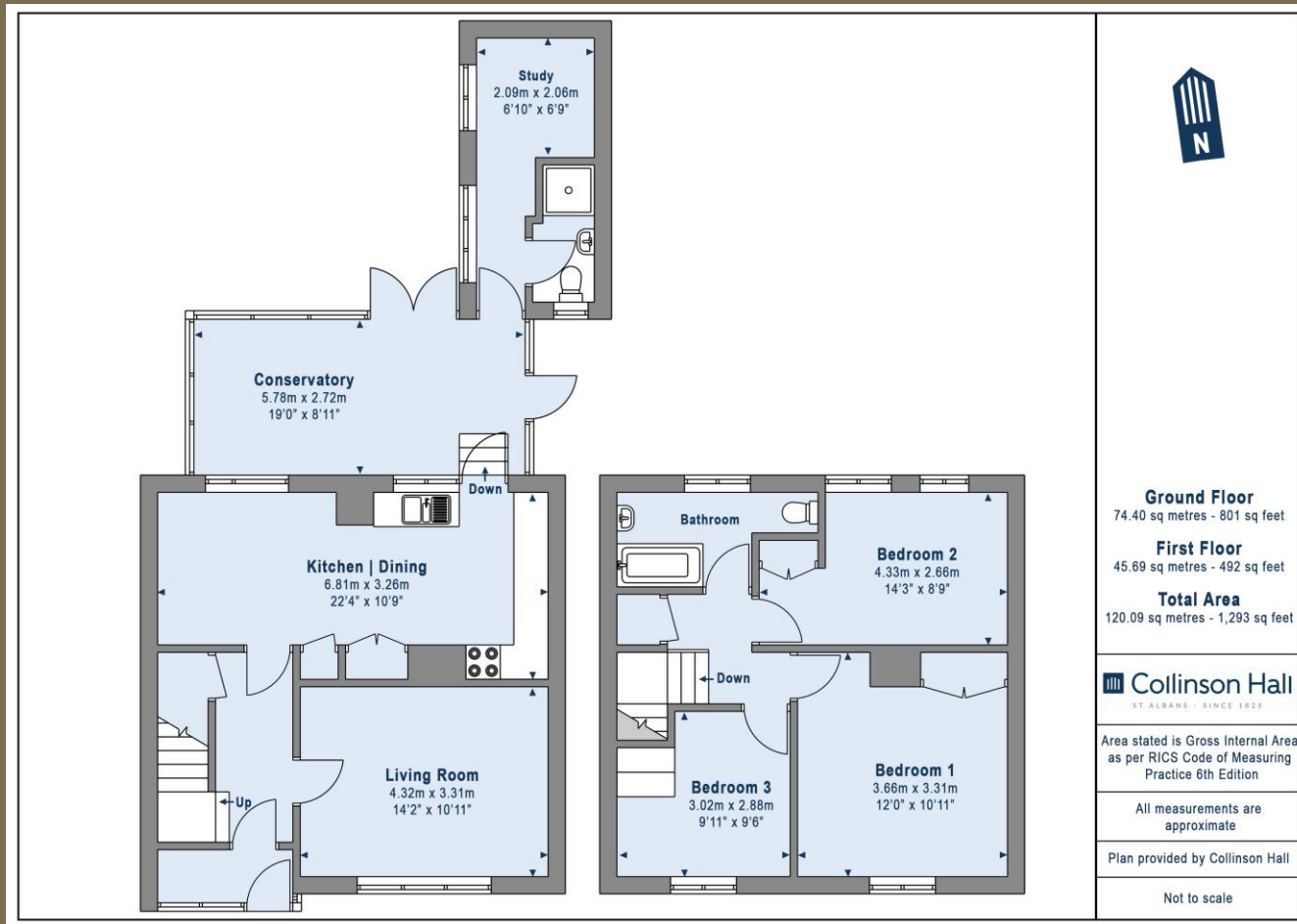
EPC Rating: D











**PLEASE NOTE**

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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