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94 Main Road, Ridgeway, S12 3XR

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Offers In The Region Of £650,000

Located in the sought-after village of Ridgeway, this impressive four-bedroom family home offers a rare opportunity for those seeking a tranquil lifestyle with stunning countryside views. Commanding an elevated position, this spacious property is free from onward chain.

As you approach, you are greeted by a well-maintained front garden adorned with mature, manicured borders, a generous driveway that provides ample parking and a double garage. Upon entering, the welcoming entrance hall leads onto the lounge with a feature fire surround, creating a warm and inviting atmosphere for family gatherings.

At the rear of the property, you will find a versatile 'L' shaped reception room that serves as both a sitting area and dining room, complete with windows on all aspects and patio doors that open onto the private rear garden. The dining kitchen is well-equipped with a range of wall and base cabinets, a built-in oven, hob, extractor, and an inset sink that overlooks the beautiful garden. A convenient pantry adds to the practicality of this space. The kitchen leads to a utility room and WC, enhancing the functionality of this wonderful residence.

The first floor comprises a family bathroom and four well-proportioned bedrooms, including a master bedroom at the front with fitted wardrobes, a double bedroom at the rear, and two further bedrooms. The much-loved family home would benefit from some modernisation throughout, with the potential to create a luxurious master suite.

Completing this delightful home is the expansive rear garden featuring lawns, fruit trees, and a patio area, perfect for outdoor entertaining. This property truly embodies the essence of comfortable family living in a picturesque setting. Ridgeway offers several pubs and restaurants, a thriving community and sports centre, and a popular primary school. It is nestled in the Moss Valley with its streams, ancient woodland and miles of excellent family walks.

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Ground Floor

Floor area 107.2 sq.m. (1,154 sq.ft.)

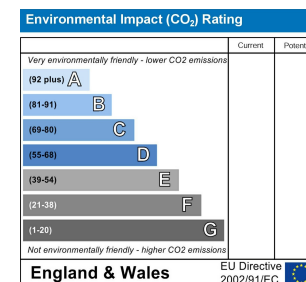
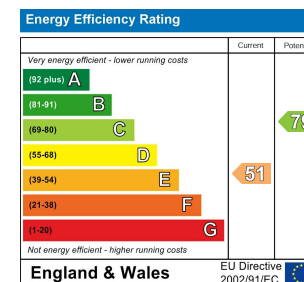


First Floor

Floor area 73.0 sq.m. (786 sq.ft.)

Total floor area: 180.2 sq.m. (1,940 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Material Information - Woodseats
GENERAL REMARKS

TENURE
This property is Freehold.

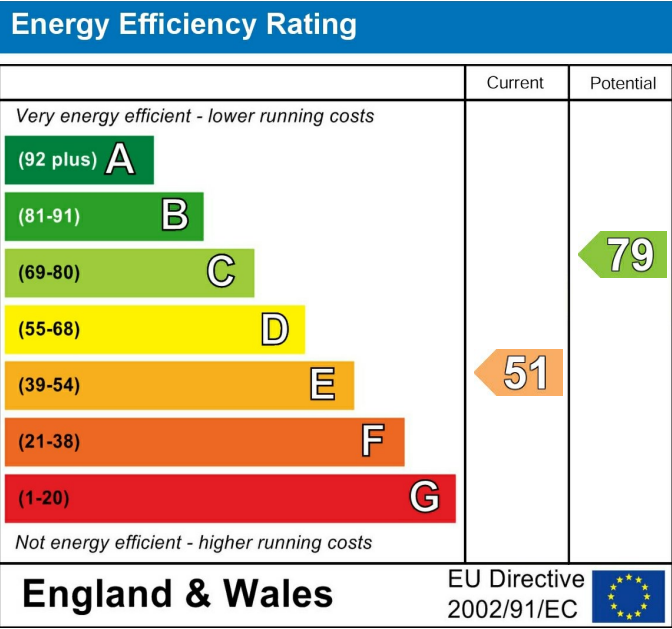
RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band F.

VACANT POSSESSION
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









