

1 Berrybut Way, Stamford, PE9 1DS

Set in a cul-de-sac location, this immaculately presented four bedroom detached family home has been finished to a high standard and comes with a stunning open plan kitchen diner that has a vaulted ceiling family/dining area.

The property boasts a spacious layout, designed to accommodate modern lifestyles while retaining a warm and inviting atmosphere. With ample natural light flooding through the windows, each room feels airy and welcoming. The well-appointed kitchen is perfect for culinary enthusiasts, while the adjoining living areas provide a wonderful space for relaxation and entertaining guests.

The house features several generously sized bedrooms, ensuring that there is plenty of room for family members or guests. There is a rear patio and lawn garden to the rear, whilst to the front is a driveway that leads to the single integral garage and car charging point.

Located within easy reach of local amenities, schools, and parks, this property is ideal for those seeking a vibrant community. Stamford itself is renowned for its excellent transport links, making it easy to commute to nearby cities or explore the beautiful surrounding countryside.

Asking Price £465,000 Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



- Immaculately presented home
  - Four bedrooms, Main bedroom with en-suite
  - Generous sitting room
  - Off street parking with car charging point & garage
  - Council Tax Band - D
- Stunning open plan kitchen diner with family area
  - Gas fired central heating, boiler fitted within the last two years
  - Utility room and downstairs w/c
  - Well presented patio & lawn garden
  - EPC - D



ACCOMMODATION:

Entrance Hall

Sitting Room  
5.18m x 4.78m (17' x 15'8)

Kitchen Area  
2.84m x 2.44m (9'4 x 8')

Dining/Family Room  
5.18m x 3.66m (17' x 12')

Utility Room  
2.01m x 1.24m (6'7 x 4'1)

W/C

Landing

Main Bedroom  
3.89m x 3.68m (12'9 x 12'1)

En-suite

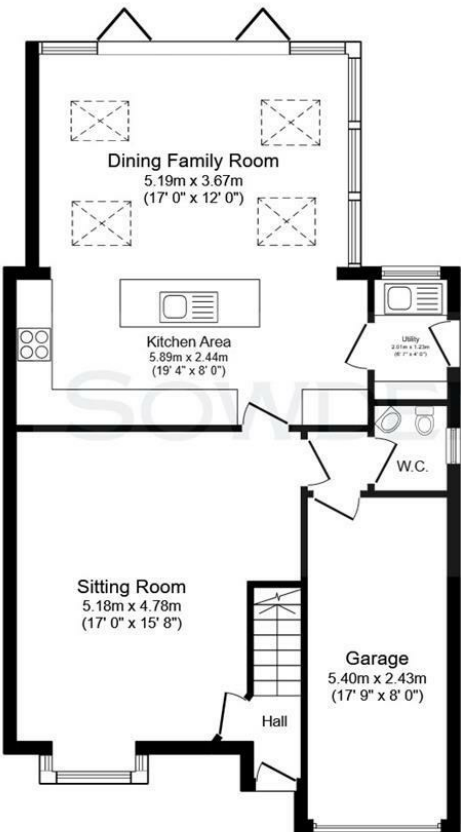
Bedroom Two  
3.61m x 2.77m (11'10 x 9'1)

Bedroom Three  
3.71m x 2.44m (12'2 x 8')

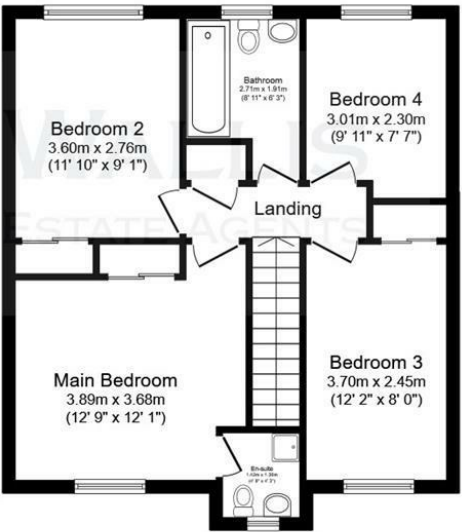
Bedroom Four  
3.02m x 2.31m (9'11 x 7'7)

Family Bathroom

FLOOR PLAN:



Ground Floor



First Floor

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](http://www.Propertybox.io)