



Gittens Drive, Aqueduct,
Telford



4



1



2

£269,500

- Four-Bedroom Detached Home
- Private Rear Garden
- Separate Dining Room
- Garage & Driveway
- Ideal Family Home
- Close to Local Schools and Amenities
- Freehold
- EPC rating D

Because property is personal with...

Belvoir



Gittens Drive, Aqueduct - Four Bedroom Detached Family Home

Situated in the highly sought-after area of Aqueduct, this well-presented four-bedroom detached family home offers generous living accommodation, ample parking and a private rear garden, making it an ideal choice for growing families.

The ground floor comprises a welcoming entrance hallway with convenient guest WC, a spacious lounge providing an excellent space for relaxation, and a separate dining room with double doors opening onto the rear garden. The fitted kitchen offers practical workspace and storage, creating a functional hub of the home.

To the first floor, the property benefits from four well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for the whole family.

Externally, the property enjoys a spacious and private rear garden featuring a patio seating area, generous lawn and access to the garage, creating the perfect setting for outdoor entertaining and family enjoyment. To the front, a driveway provides off-road parking for multiple vehicles.

Conveniently located close to a range of local schools, shops and everyday amenities, the property also benefits from excellent transport links, offering easy access to Telford town centre and surrounding areas.

This attractive detached home combines space, practicality and a desirable location, making it a fantastic opportunity for families looking to settle in Aqueduct.

Freehold / Council Tax Band C / EPC Rating D



Hallway 4.89m x 0.95m (16'0" x 3'1")

WC 1.6m x 0.85m (5'2" x 2'10")

Living Room 4.92m x 3.42m (16'1" x 11'2")

Dining Room 2.96m x 2.72m (9'8" x 8'11")

Kitchen 2.91m x 2.56m (9'6" x 8'5")

Landing 2.38m x 1.01m (7'10" x 3'4")

Bedroom One 2.99m x 2.91m (9'10" x 9'6")

Bedroom Two 2.98m x 2.97m (9'10" x 9'8")

Bedroom Three 2.4m x 2.11m (7'11" x 6'11")

Bathroom 1.94m x 1.85m (6'5" x 6'1")

Garage 5.61m x 2.81m (18'5" x 9'2")



 Ground Floor	Belvoir Property is personal Approximate total area⁽¹⁾ 1020 ft² 94.8 m²
 Floor 1	(1) Excluding balconies and terraces Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE360

AML Regulations

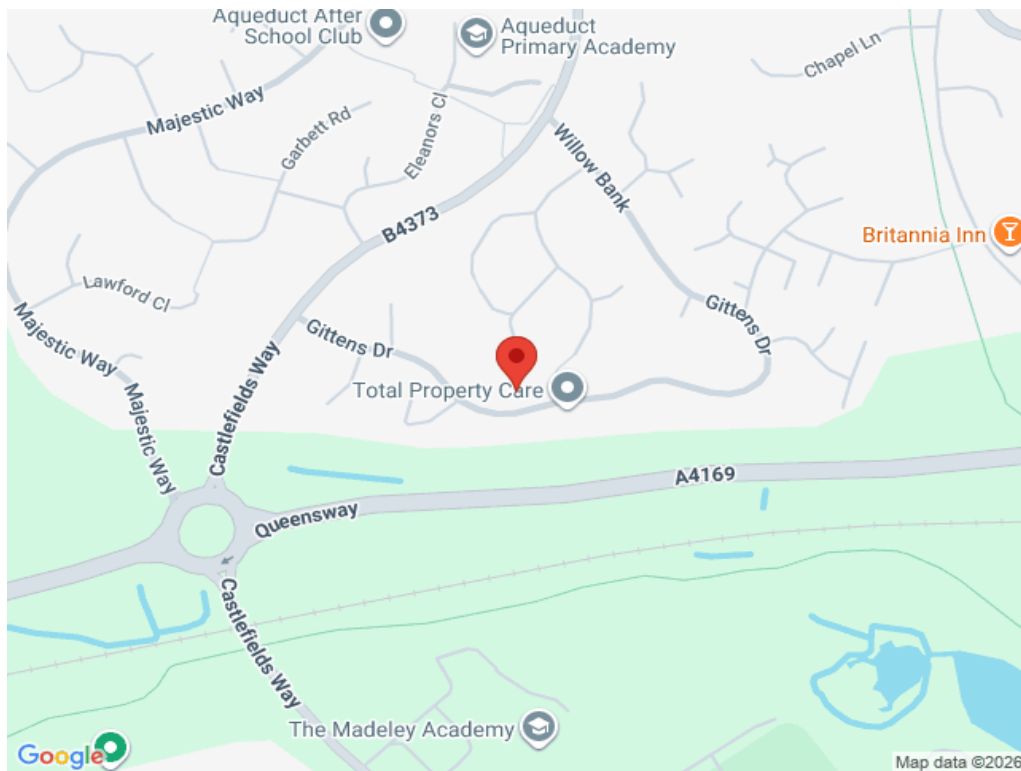
We are required by law to conduct anti-money laundering checks on all those buying a property, to comply with HMRC legislation and prevent criminal activity. These legally mandated checks are carried out by our partner Lifetime Legal, for which there is a nominal charge of £60 (including VAT), which you pay directly to them and covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

QR Codes



Material Information Report

Virtual Tour



Belvoir

Property is personal

Belvoir Telford

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