



HEARNES
WHERE SERVICE COUNTS

The Boltons is a charming private estate that boasts some of the finest town houses in the area. Accessible through a private driveway, the property features an integral garage and a welcoming entrance hall with spacious storage cupboards, a downstairs WC and entry into the bright open plan kitchen diner.

The kitchen is equipped with a range of base and eye level work units, along with integrated appliances and a convenient breakfast bar. There is plenty of space for a large dining table and chairs. French doors lead from the kitchen into the conservatory, which opens up to the south facing garden through a double glazed sliding door.

A staircase leads to the first floor landing, where you'll find two generous storage cupboards and double doors that provide access to the expansive living room. This room is flooded with natural light from two exceptionally bright windows that overlook the garden with its southerly aspect. The main bedroom is also located on this floor and boasts a Juliet balcony, as well as an en-suite bathroom featuring a bath with overhead shower, WC and wash hand basin.

Continuing up the stairs to the second floor landing, you'll find another large storage cupboard and access to the generously sized second bedroom, the double third bedroom and the family bathroom. The bathroom is complete with a bath, WC and wash hand basin.

Outside, the low maintenance rear garden faces south and offers ample space for outdoor seating. In addition to the integral garage, there is a private driveway and plenty of visitor parking available at the front of the development.

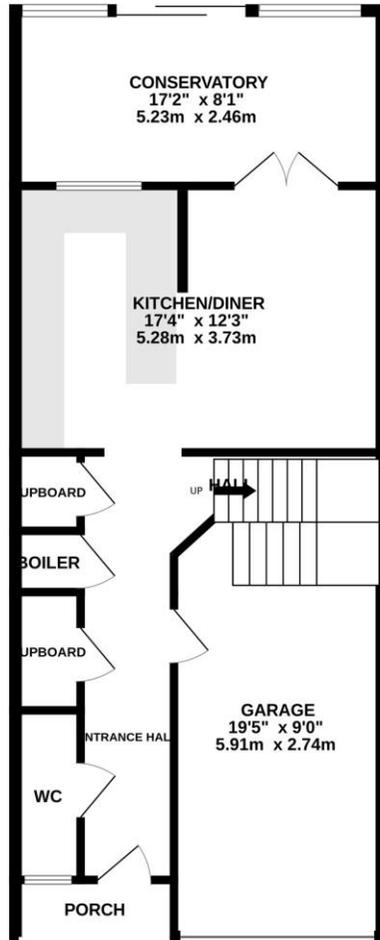
EPC RATING: D

COUNCIL TAX BAND: E

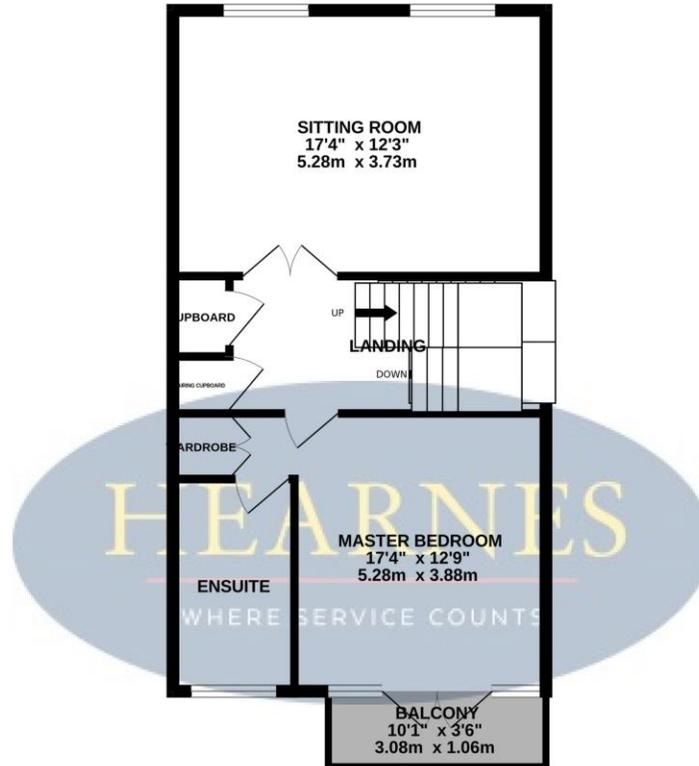
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



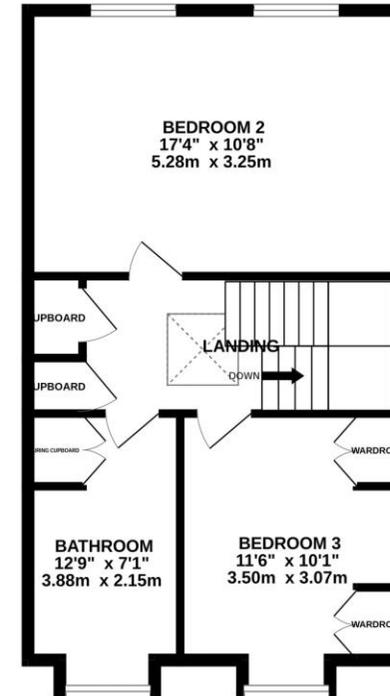
GROUND FLOOR
723 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.5 sq.m.) approx.



2ND FLOOR
528 sq.ft. (49.0 sq.m.) approx.



THE BOLTONS

TOTAL FLOOR AREA : 1793 sq.ft. (166.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility 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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