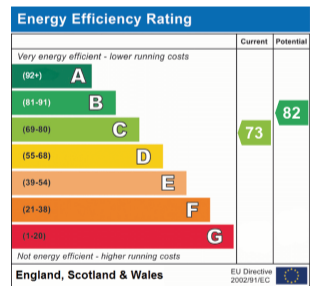


Approximate total area¹⁾
 125.94 m²
 1355.63 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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So much more than meets the eye! This 4 bedroom terraced home has been thoughtfully extended and lovingly refurbished throughout and benefits from a spacious ground floor with Living room, Family room, Kitchen, utility room and cloakroom and a first floor with 4 bedrooms, the master with an ensuite and a further bathroom and separate WC, outside there is a good sized rear garden and a block paved drive to the front providing parking for 2 cars.

- 4 Bedrooms
- Master bedroom with ensuite
- Drive for 2 cars
- Two storey rear extension
- Spacious ground floor with 2 good sized reception rooms
- Sunny family garden

Ground Floor

Entrance Hall

UPVC double glazed door with full height obscured glass window to side leading through into entrance. Laminate flooring with grey wood effect. Radiator. Stairs to first floor. Walkway through to living room and kitchen.

Living Room

Replacement UPVC double glazed window to front. Two radiators. Television and telephone points. Feature fireplace with electric flame effect, fire within. Walkway through from entrance. Double glazed oak doors, French doors leading through to family room.

Dining Room/Family Room

Replacement UPVC double glazed window to rear with replacement UPVC double glazed French doors between various window openings. Full height radiator panels. Solid oak and part glazed French doors leading through from living room, open plan to kitchen. Grey wood effect laminate flooring. Door to utility room, sunken ceiling, spotlights.

Kitchen

Fully refitted kitchen with laminate worktop, 1 ½ bowl stainless steel Frankie sink with mixer tap over. Integrated four burner smeg gas hob with stainless steel AEG extractor above. Integrated stainless steel Double oven. Space for American style fridge/freezer. The cupboards consists of high gloss fronted Cream cupboards with brushed steel handles. Integrated Hotpoint dishwasher. Various base and wall cupboards including pan drawers space for an integrated wine chiller. Replacement UPVC double glazed window to front. Replacement UPVC double glazed door to front. Radiator. Sunken ceiling downlighters. Open walkway through to family room. Under stair storage cupboard.

Utility Room

Worktop with cupboards above and below. Space and plumbing for automatic washing machine and tumble dryer. Radiator. Replacement UPVC double glazed door leading out onto garden. Sunken ceiling downlighters, door leading through to cloakroom. Ceramic floor tiling.



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Cloakroom

Continuation the ceramic floor tiling. Low level dual flush WC wash hand basin inset within a vanity cupboard with mixer tap over. Radiator. Extractor fan.

First Floor

Landing

Ceiling coving. Drop down hatch leading to loft with ladder. Oak fronted doors to bedrooms. Bathroom, separate WC and airing cupboard with slatted shelving within.

Bedroom One

Replacement UPVC double glazed window to rear. Radiator. Sunken ceiling downlighters. Room for large chest of draws. Two electric wall light points with switches. Room for a double bed within and bedside cabinets either side. Electric ceiling fan. Casement door leading to ensuite

Ensuite

A three piece suite comprising of a low level dual flush WC, wall hung wash hand basin with high gloss fronted draws below and mixer tap over, walk-in double shower cubicle with rainfall shower and further handheld shower. Heated panel style towel rail. Sunken ceiling downlighters. Extractor fan. Replacement UPVC double glazed window to side with obscured glass.

Bedroom Two

Replacement UPVC double glazed window to front. Radiator. Built in wardrobe with shelf and hanging space within.

Bedroom Three

Replacement UPVC double glazed window to front. Radiator. Built in cupboard with shelf and hanging space within.

Bedroom Four

Replacement UPVC double glazed window to rear. Radiator. Sunken ceiling downlighters.

Bathroom

Fully tiled room with two piece suite comprising of a pedestal wash hand basin with mixer tap over, panelled bath with mixer tap and further thermostatically controlled shower above. Glass concertina style shower screen. Sunken ceiling, downlighters. Extractor fan. Panel towel heater.

WC

Ceramic floor tiling. Low level dual flush WC. Radiator.

Outside

Front Garden

Block paved driveway providing off road parking for two vehicles. UPVC double glazed doors through to entrance hall and further UPVC double glazed door to kitchen.

Rear Garden

Extensive flagstone patio area with step leading up to lawn, various flowers and shrubs to borders, timber fence and concrete post surround, hardstand for timber shed.

Agents notes

Tenure Freehold
Council Tax band C £1796 2023-2024
EPC rating C (73)



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