

£550,000
Freehold



HUNTER
LEAHY
YOUR PROPERTY EXPERTS



Features

- Extended Detached Family Home
- Superb Position On The Perrings With Views To The Rear
- Well Presented Throughout
- Reception Hall & Cloakroom
- Sitting Room With Wood Burner
- Superb Kitchen/Dining /Family Room
- Principal Bedroom With Built In Wardrobes & En Suite Shower Room
- 3 Further Bedrooms & Family Bathroom
- Impressive Frontage With Driveway & Garage
- Private South Facing Rear Garden

Summary of Property

This delightful extended detached family home commands a fabulous position on the brow of The Perrings with wonderful views to the rear. Coming to market for the first time in twenty one years, this much loved and well presented home is ideally located for access to local school, public transport links and open countryside. Offered for sale with no onward chain, the well balanced accommodation briefly comprises; Reception Hall, Cloakroom, Sitting Room with a fitted wood burner, a wonderful Kitchen/Dining /Family Room which opens on to the rear garden and Utility Area, four Bedrooms, En Suite Shower Room and a Family Bathroom. Outside, there are private, South facing Gardens to the rear and a large lawned garden with driveway to the front.

Room Descriptions

Reception Hall

Entered via double glazed composite door. Full height UPVC double glazed window to front. Stairs rising to first floor accommodation. Doors to; Sitting Room, Kitchen/Dining/Family Room, Cloakroom and Garage. Engineered Maple flooring and radiator.

Cloakroom

Fitted with a white suite comprising; wall mounted hand wash basin with mixer taps and tiled splashbacks and concealed cistern low level W.C. Extractor fan an engineered Maple flooring.

Sitting Room

14' 6" x 12' 2" (4.42m x 3.71m)

Feature UPVC double glazed walk in bay window to front. Inset "STOVAX" wood burner with stone hearth and tiled surround. Engineered Maple flooring. Radiator and door to Kitchen/Dining/Family Room.

Kitchen/Dining/Family Room

Kitchen/Dining Area

Fitted with a range of wall and base units with Quartz work surfaces over. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Electric double oven, induction hob and extractor. Integrated dishwasher and microwave. Space for upright fridge/freezer. Peninsular breakfast bar with additional storage and Quartz work surface. Engineered Maple flooring. Two UPVC double glazed windows to rear. Radiator. Folding doors to Family Area.

Family Area

9' 4" x 9' 2" (2.84m x 2.79m)

Radiator and engineered Maple flooring. UPVC double glazed French doors to rear.

Landing

Airing cupboard housing immersion tank. Loft access with ladders. Doors to all Bedrooms and Family Bathroom.

Principal Suite

11' 0" x 10' 3" (3.35m x 3.12m) to wardrobe fronts.

Large fitted wardrobes. Wall lights and radiator. Two UPVC double glazed windows to front. Door to En Suite Shower Room.

En Suite Shower Room

Tiled and fitted with a white suite comprising; shower quadrant with thermostatically controlled mains fed shower, pedestal wash basin with mixer taps and low level W.C. Heated towel rail and vinyl floor covering. UPVC double glazed window to rear.

Bedroom 2

10' 5" x 9' 1" (3.17m x 2.77m)

Built in wardrobes and radiator. UPVC double glazed window to front.

Bedroom 3

9' 10" x 9' 6" (3.00m x 2.90m)

Built in wardrobes and radiator. UPVC double glazed window to rear with glorious far reaching views.

Bedroom 4

8' 3" x 7' 3" (2.51m x 2.21m)

Radiator. UPVC double glazed window to front.

Family Bathroom

Tiled and fitted with a white suite comprising; panelled bath with shower over plus an a vanity unit with inset basin and concealed cistern low level W.C. Heated towel rail and vinyl floor covering. UPVC double glazed window to rear.

Frontage

The impressive frontage is enclosed by picket fence and natural hedging. A Tarmac driveway provides ample off street parking whilst the remainder is laid to lawn. The extensive side garden has a mature Beech tree and a block paved path leads to a screened bin and composting area. Gate to rear garden.

Garage

Up and over door to the front and pedestrian door to hallway. The rear of the garage has been set up as a utility area and fitted with a range of base units with roll edge work surfaces over with inset stainless steel sink and drainer and mixer tap. Space for washing machine. Laminated flooring.

Rear Garden

This delightful South facing garden is fully enclosed by timber panel fencing and enjoys a good deal of privacy. Laid to an attractive patio with a pergola providing a sheltered seating area and a lawn edged with well stocked borders. There is a further paved area to the rear with a timber Wendy house. Outside light and tap.

Tenure & Council Tax Band

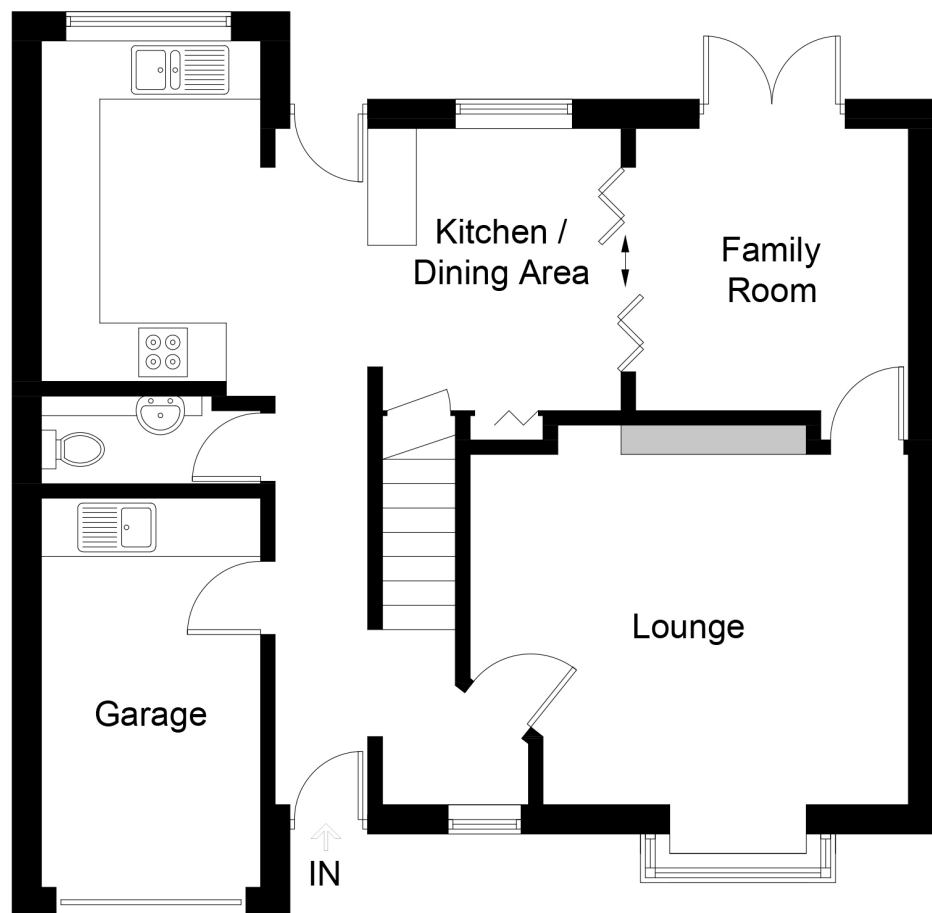
Tenure: Freehold

Council Tax Band: D

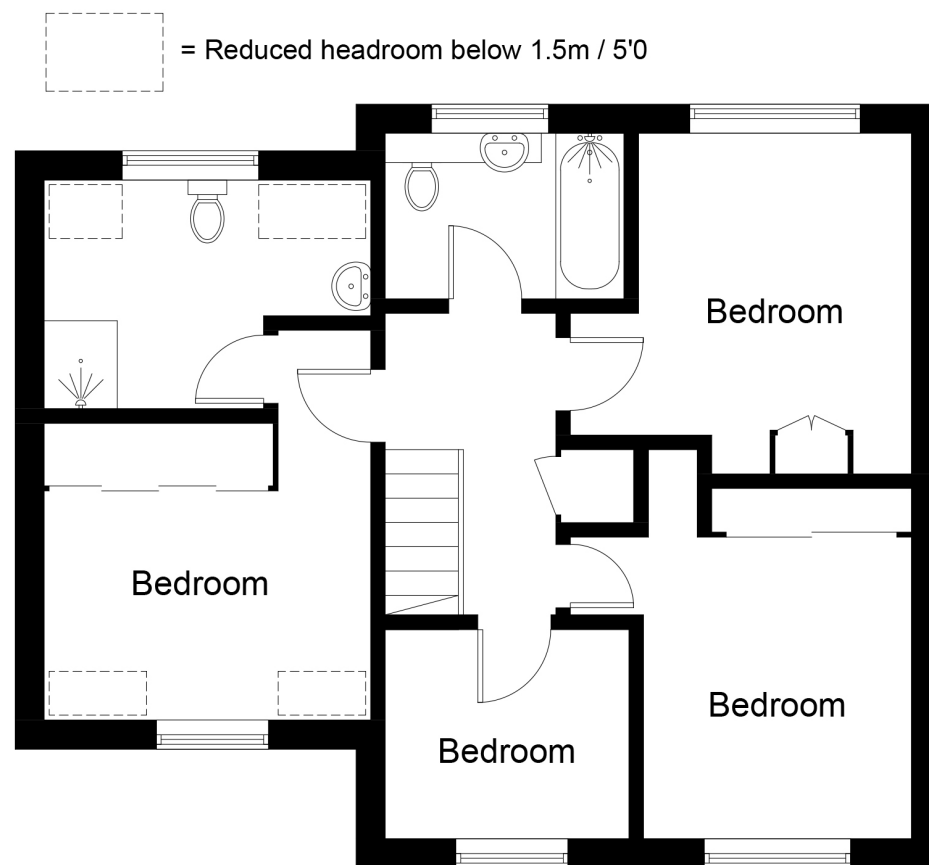


33 The Perrings

Approximate Gross Internal Area = 125.5 sq m / 1351 sq ft
(Including Garage)



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID1244939
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Floor Plan Produced by EPC Provision