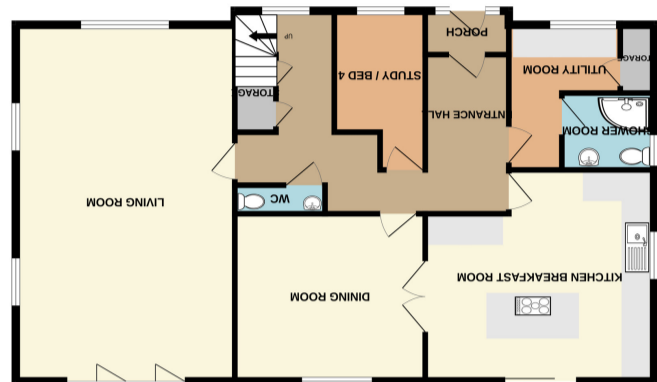


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

Energy Efficiency Rating	
Potential	Current
81	68
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	



TOTAL FLOOR AREA: 1880 sq. ft. (174.6 sq.m.) approx.
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PROPERTY PARTICULARS

EXTENDED AND RENOVATED THROUGHOUT to exceptional standards. SPACIOUS THROUGHOUT, this property boasts: 3/4 BEDROOMS, UPSTAIRS AND DOWNSTAIRS BATHROOMS, plus DOWNSTAIRS CLOAKROOM; MASTER BEDROOM; WALK-IN-ROBE; 25 FT LIVING ROOM; UTILITY ROOM; LOW MAINTENANCE, LANDSCAPED, SOUTH FACING REAR GARDEN; all situated on a LARGE CORNER PLOT, only MINUTES FROM THE HIGH STREET, TRAIN STATION, AND EXCELLENT SCHOOLS. Unbelievably spacious, beautifully and immaculately presented throughout, move-in-ready!

ADDITIONAL INFORMATION

The current owner has lived in, loved, and cared for this property for 18 years. Renovations include: Two Storey Side Extension; New Kitchen, most recently in 2020; New Bathroom (2020); New Boiler (2023); Extensive Remodelling of the Front Garden; Renovation of the Summer House and Shed (2023); Composite Side and Rear Fences (2020); Large Double Side Gates (2020) - All the hard work has been done so you. Simply move in, unpack, and enjoy!

FRONTAGE

Attractive frontage, with recently constructed block paved driveway and landscaped front garden. The property occupies a corner plot; feature raised faux lawn to one corner enclosed with a brick retaining wall and railway sleeper; Composite entrance door with double glazed insert with fitted internal blinds into porch.

PORCH

4' 6" x 3' 4" (1.37m x 1.02m) Hard wood internal door with ornate glazing inset into large entrance hallway.

LARGE L-SHAPED ENTRANCE HALLWAY

Bright, welcoming and spacious hallway, with solid timber flooring throughout.

KITCHEN

15' 11" x 14' 9" (4.85m x 4.50m) narrowing to 11'8" Stylish, Stunning, Spacious, and Perfect for entertaining. Comprising of: Wall-mounted and base level kitchen cabinets and drawer units with twin glass display cabinets. Marble worktops incorporating a sink unit with mixer tap and hot tap; Centre island with inset Siemens induction hob; Two Siemens oven & grill inset to kitchen units; Integral dishwasher; Space with plumbing for American style fridge/freezer; Contemporary graphite effect wall mounted vertical radiator; Ceramic splash back tiles; Wood effect laminate flooring. Double doors opening through to dining room. Sliding doors to rear garden.

DINING ROOM

13' 3" x 11' 7" (4.04m x 3.53m) Exquisite formal dining room! A fabulous and sizeable dining room. What a gorgeous room to host your dinner parties and enjoy large family gatherings. Rarely will you find a property offering such great additional space. The dining room provides dual access from the kitchen and entrance hallway. Solid Oak flooring throughout this stunning room.

WC

6' 3" x 2' 0" (1.91m x 0.61m) Suite comprises of WC and corner suspended wash basin with mixer tap. Continuation of hard wood Oak flooring from hallway.

FAMILY LIVING ROOM

24' 9" x 15' 3" (7.54m x 4.65m) WOW Factor! Immense living space, styled to perfection! Views of the beautiful South facing rear garden via bifold patio doors. Solid Oak wood flooring laid throughout.

GROUND FLOOR BEDROOM FOUR/STUDY

8' 5" x 6' 4" (2.57m x 1.93m) Versatility on offer. This room can be suited to your family's needs, utilized as a fourth bedroom, home office/games room/snug. Solid Oak flooring throughout.



UTILITY ROOM

Large utility room with plenty of worktop and storage space.

GROUND FLOOR SHOWER ROOM

6' 5" x 5' 4" (1.96m x 1.63m) Stylish suite comprising of: Large walk-in corner shower; curved glass shower door; Thermostatic mixer shower; Rainfall shower head; Additional hand held shower attachment; Mixer tap to suspended wash basin; WC; Victorian style radiator/towel rail. Bevelled brick ceramic tiled walls with feature contrasting pattern design. Timber effect flooring.

LOBBY

8' 5" x 6' 7" (2.57m x 2.01m) Staircase rising to first floor. Built in space saving under stairs storage. Part return carpeted staircase rising to first floor accommodation.

FIRST FLOOR LANDING

Via a carpeted part return staircase with smooth plastered coved ceiling. Spotlighting over staircase and landing. Ceiling mounted smoke alarm. Doors off all rooms.

MAIN BEDROOM

15' 3" x 14' 4" (4.65m x 4.37m) Exceptional size to this main bedroom, benefitting from plenty of storage space afford by built-in storage to eaves. Timber effect flooring throughout.

BEDROOM TWO

13' 3" x 13' 3" (4.19m x 4.04m) Spacious second double bedroom with all important storage space via built-in storage cupboards to eaves. Walnut effect wood laminate flooring.

WALK IN WARDROBE

6' 11" x 4' 5" (2.11m x 1.35m) All bedrooms have plenty of space to accommodate even the largest of bedroom suites, but why not spoil yourself with this fabulous walk-in-robe.

BEDROOM THREE

12' 9" x 8' 3" (3.89m x 2.51m) UPVC double glazed window to front aspect with panoramic roof top views towards the West. Smooth plastered coved ceiling with inset spotlighting. Wall mounted flat panelled radiator. Hard wood exposed floorboards laid throughout.

CONTEMPORARY FOUR PIECE BATHROOM

9' 9" x 6' 11" (2.97m x 2.11m) Stunning bathroom comprising of: Free-standing rolled edge bath; Antique style chrome mixer tap with shower attachment; Wash basin with mixer tap to inset vanity storage unit; Concealed cistern WC; Corner glass shower cubicle with sliding curved door; Thermostatic mixer shower; Rainfall shower; Additional hand held shower attachment; Contemporary wall-mounted radiator. Marble effect tiles to walls; Timber effect flooring.

LANDSCAPED SOUTHERLY FACING REAR GARDEN

Accessed via kitchen/family room and also the living room. Beautifully designed, this stunning SOUTH FACING REAR GARDEN commences with block paved patio area with steps up to additional paved patio, laid and finished with sandstone patio slabs with brick retaining wall and inset planters. Designed for al fresco dining, relaxing, unwinding, entertaining. Colourful established trees/shrubs and bushes to all boundaries. Double access gates via Crown Gardens to hard standing for additional parking. Garden shed/summer house plus additional hard standing containing additional garden shed. Garden boundaries finished composite garden fencing to two aspects with timber fencing to the remainder. Side access to leading to front via side garden gate.