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## PROPERTY PARTICULARS

\*\*\* CHARACTER CHARM MEETS CONTEMPORARY LIVING \*\*\*

Elliott and Smith welcome you to view this timeless country character-filled home, with modern upgrades. A distinctive four-bedroom semi-detached property presented in immaculate condition, across three floors. An abundance of space throughout boasting: 2 Reception Rooms, Dining, Kitchen, 4 Beds, 2 Baths, Garage. From the moment you arrive, the blend of traditional charm and high-end finishes is evident, making this one of the most unique properties you will have the pleasure of viewing.

**GROUND FLOOR:** Light-filled, spacious living room with classic box-bay window; A fabulous dining and family room where you are greeted by an atmosphere of pure rustic elegance, rich with character, featuring exposed timber beams to the walls and ceilings, and a stunning focal point brick-built fireplace housing a cosy gas fire. The ground floor is completed by a stylish, fully-fitted kitchen, integrated appliances, and breakfast bar.

**FIRST FLOOR:** Space and versatility on the middle floor: Two generous double bedrooms, each offering an abundance of integrated storage alongside a well-proportioned single bedroom; A modern family bathroom completes this level.

**SECOND FLOOR:** A haven away from the main household, this loft conversion hosts the spacious fourth bedroom with its own contemporary shower room.

**EXTERNAL:** The rear garden features a stunning and spacious (13 ft x 12 ft) summer house, perfect for an home office, gym, or your own private retreat. Rear garden also benefits from a garage and driveway, ensuring ample off-road parking.

**PRIME LOCATION:** Less than 0.5 miles to the train station and local shops; 0.7 miles from the High Street; Walking distance to excellent Schools.

**VIEWINGS:** An absolute 'must-view' property! A truly wonderful family home full of character and charm in an unbeatable location. Please call today to arrange your viewing - available seven days a week. 01268 947 947



## ENTRANCE HALLWAY

12' 6" x 5' 10" (3.81m x 1.78m)

## LIVING ROOM

14' 7" x 11' 10" (4.45m x 3.61m)

## DINING ROOM/FAMILY ROOM

18' 4" x 11' 10" (5.59m x 3.61m)

## KITCHEN

10' 7" x 10' 2" (3.23m x 3.10m)

## LANDING

10' 0" x 6' 0" (3.05m x 1.83m)

## BEDROOM ONE

11' 11" x 11' 11" (3.63m x 3.63m)

## BEDROOM TWO

9' 6" (plus robes) x 8' 11" (2.90m x 2.72m)

## BEDROOM THREE

7' 9" x 6' 0" (2.36m x 1.83m)

## LOFT CONVERSION - BEDROOM FOUR

14' 5" x 9' 0" (4.39m x 2.74m)

## SHOWER ROOM

9' 4" x 4' 4" (2.84m x 1.32m)

## REAR GARDEN

To include 13 ft x 12 ft Summer House, Garage, Driveway.

