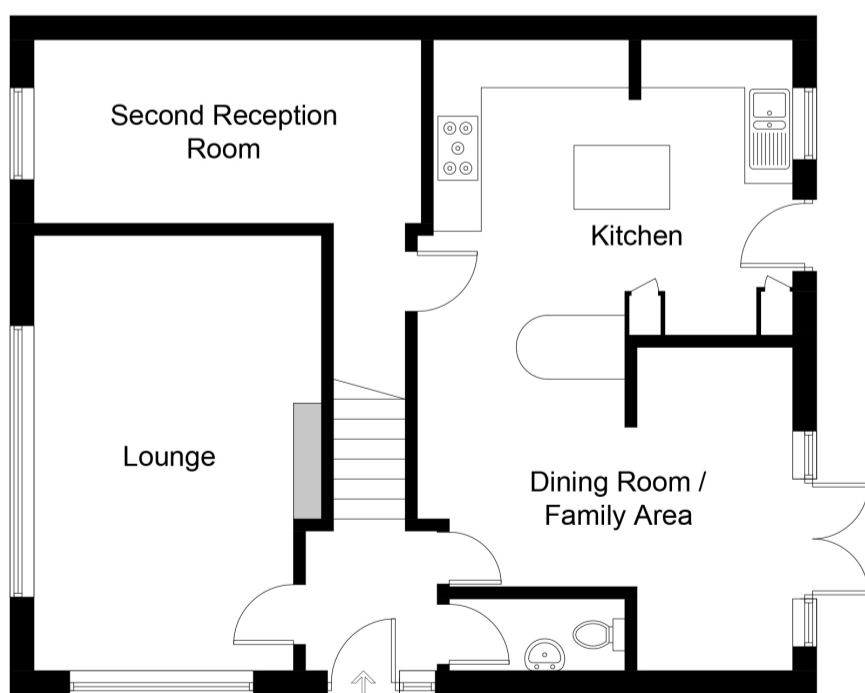


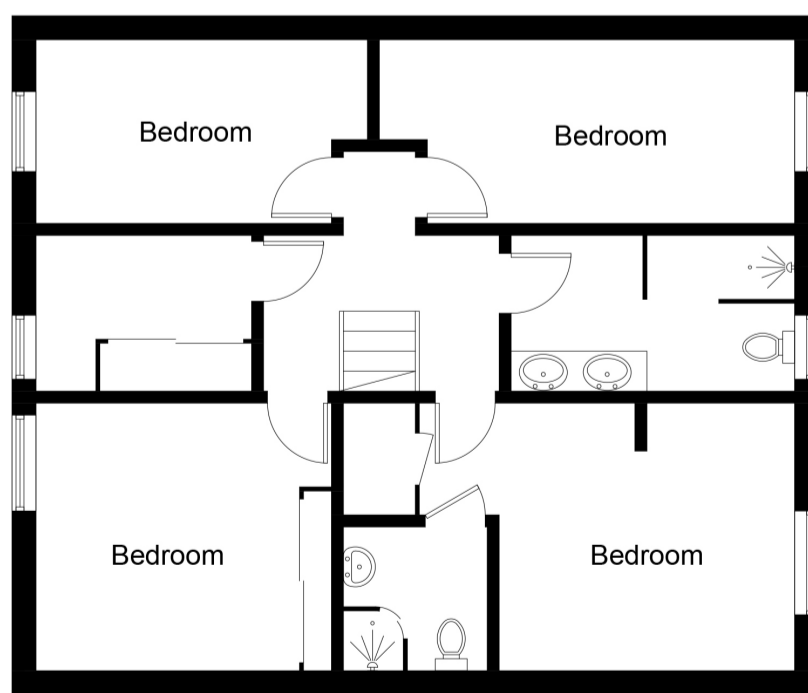


33 Southfield Road

Approximate Gross Internal Area = 150.6 sq m / 1621 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	72	81
EU Directive 2002/91/EC		

For illustrative purposes only. Not to scale. ID1174322
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



This absolutely beautiful, extended link detached family home boasts an array of space which would suit most growing families. The property benefits from a large, contemporary Kitchen/Dining Room, perfect for entertaining, as well as two further reception rooms providing extra space. Both Bathrooms were finished to a high standard in 2024, with tasteful features throughout. Located on the Northern edge of town, this immaculate home is positioned perfectly for access to the town centre and local schools. The accommodation briefly comprises; Entrance Hall, Cloakroom, Sitting Room, Open Plan Kitchen/Dining Room, Family Room, Principle Bedroom with En- Suite Shower Room, Four Further Bedrooms and Spacious Family Bathroom. Outside, the low maintenance gardens benefit from laid to patio, generous artificial lawn area and garden shed with lighting and power. Traditional frontage provides parking with multiple cars.



ROOM DESCRIPTIONS

Entrance Hall
Entered via UPVC double glazed door. Vinyl flooring and stairs rising to first floor accommodation. Door to Cloakroom, Sitting Room and Spacious open plan Kitchen/Dining Room.

Sitting Room
Bright and airy room with UPVC double glazed window to both front and side. Feature fireplace with inset coal effect gas fire with wooden mantle, tiled surround and hearth. Radiator.

Cloakroom
Fitted with a white suite comprising: Low level W.C and ceramic pedestal hand wash basin with mixer tap. Tiled low shelf and vinyl flooring. Extractor fan.

Glorious Open Plan Kitchen/Dining Room

Dining Area
16' 1" x 13' 7" (4.90m x 4.14m) max
Wood effect laminate flooring throughout. UPVC double glazed French doors to rear with two full height matching side panels. Radiator. Flows seamlessly into the Kitchen area.

Kitchen
15' 5" x 12' 2" (4.70m x 3.71m)
Fitted with a range of wall and base units with roll over work surfaces and upstands over. Inset one and a half bowl ceramic sink and drainer with mixer tap over. Space for range cooker, American style fridge/freezer, washing machine and tumble dryer. Feature island houses further base units providing extra storage and additional work surface space. Integral dishwasher. UPVC double glazed window and patio door to rear. Radiator. Door to storage area which has an opening to the Family Room.

Family Room
15' 10" x 7' 10" (4.83m x 2.39m)
Radiator and UPVC double glazed window to front.

Bedroom Four
14' 1" x 7' 3" (4.29m x 2.21m)
UPVC double glazed window to front and radiator.

Bedroom Five
8' 10" x 6' 4" (2.69m x 1.93m)
UPVC double glazed window to front and radiator.

Beautiful Family Bathroom
Re-fitted in 2024 and incredibly spacious, this partly tiled, bright and airy family bathroom comprises; double walk in shower unit with thermostatic rainfall shower with built in "cubby hole" storage for toiletries, large vanity unit with composite surface houses inset "his and hers" double basin with matching mixer taps and concealed cistern low level W.C. Heated towel rail, extractor fan and UPVC double glazed window to front.

Rear Garden
Fully enclosed by timber panel fencing. Beautiful laid to patio area accessed from both Kitchen and Dining area, leads nicely to second patio area at the back end of the garden. There is also a feature artificial lawn area. Garden shed with lighting and power. Outside tap and electric sockets. Gated side access to front.

Front Garden
Enclosed by timber panel fencing. Tarmac hard standing driveway provides parking for several cars. Outdoor plug socket.

Tenure & Council Tax Band
Tenure: Freehold
Council Tax Band: C

