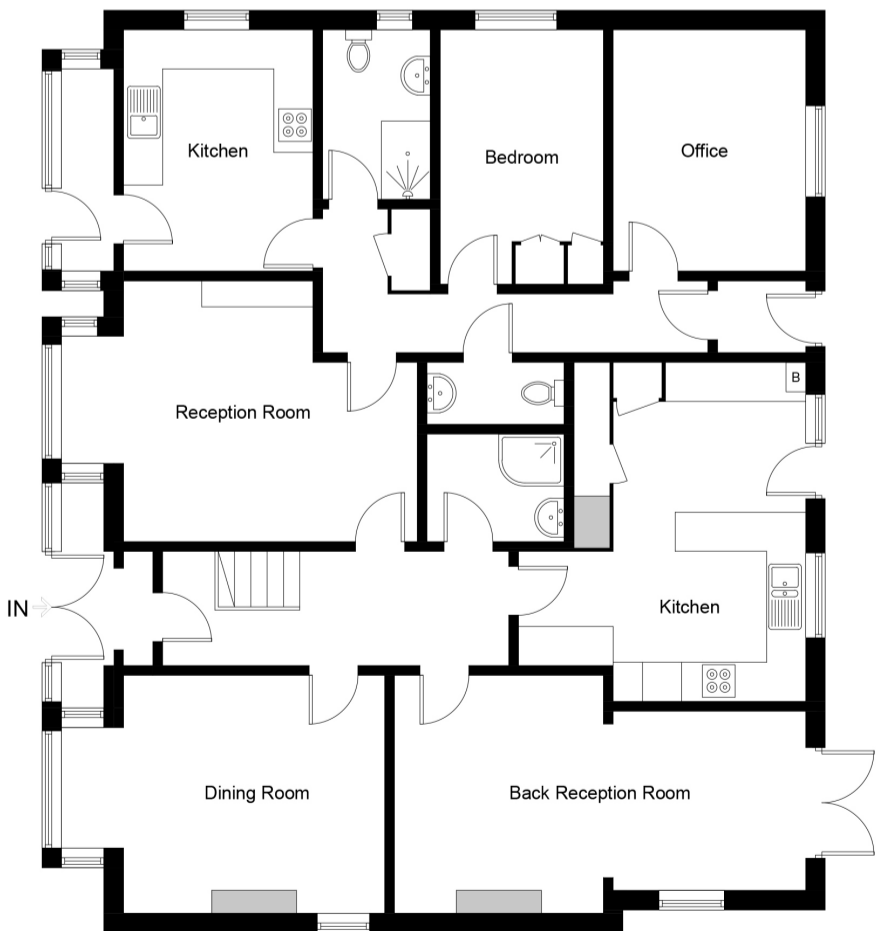
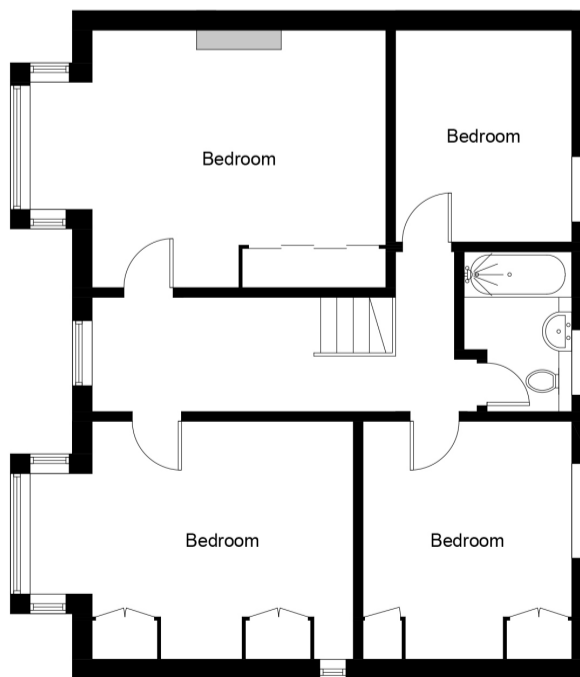


23 West Town Road

Approximate Gross Internal Area = 226.4 sq m / 2437 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale. ID963990
 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 fine and impressive residence occupies a notable and prominent position in the centre of the village with superb access to all schools, shops, amenities and excellent public transport links. This spacious family home offers huge versatility, having the facility for a self contained annexe or the option to include the accommodation within the main house. Coming to the market for the first time in 23 years and sitting on large South facing plot the flexible accommodation briefly comprises; Entrance Porch, Entrance Hall, Dining Room, Sitting Room, Lounge, Shower Room, Kitchen/Breakfast Room, 4 Bedrooms and Family Bathroom to the main house plus Kitchen, Living Room, Bedroom, Shower Room and Cloakroom within the annexe. Outside, the traditional frontage is enclosed by brick wall and laid to lawn with off street parking for 2 vehicles, whilst to the rear, there are large South facing gardens, a Detached Double Garage and further parking.



ROOM DESCRIPTIONS

Entrance Porch

Entered via UPVC double glazed French doors with windows to side and front aspects. Tiled floor. Door to Entrance Hall.

Entrance Hall

Entered via wooden glazed door with matching side panels. Stairs rising to first floor accommodation. Radiator and wood effect vinyl flooring. Doors to; Dining Room, Lounge, Sitting Room, Shower Room and Kitchen.

Sitting Room

17' 10" x 11' 10" (5.44m x 3.61m)

Open fire place with tiled hearth. Built in book shelves. Two radiators. UPVC double glazed walk in bay window with sound proofing to front aspect. Door to Annexe.

Dining Room

Feature open fire place with wooden mantle and tiled hearth. Built in book shelves. Radiator and stripped wood floor. UPVC double glazed walk in bay window with sound proofing to front aspect and UPVC double glazed window to side.

Lounge

21' 0" x 11' 10" (6.40m x 3.61m)

Fireplace currently not in use. Built in cupboard in recess. Radiator and stripped wood floor. High level UPVC double glazed window to side. UPVC double glazed French doors opening on to Rear Garden.

Kitchen/Breakfast Room

17' 0" x 14' 11" max (5.18m x 4.55m max)

Fitted with a range of wall and base units with roll edge work surfaces over. Inset on and a half bowl stainless steel sink and drainer with mixer tap and tiled splash backs. Built in eye level electric double oven, electric hob and extractor. Integral fridge/freezer and dishwasher. Wall mounted 'Worcester' boiler. Walk in cupboard housing immersion tank and providing storage. UPVC double glazed window and door and window to rear.

Landing

Bright and airy with spindled balustrade and UPVC double glazed window with sound proofing to front with useful storage cupboard below. Loft access. The roof was completely replaced in 2003 and three Velux were added to the rear aspect. Doors to all Bedrooms and Family Bathroom

Bedroom 1

17' 4" x 12' 10" (5.28m x 3.91m)

Feature walk in UPVC double glazed window with sound proofing to front aspect. Built in wardrobes. Radiator.

Bedroom 2

Feature walk in UPVC double glazed window with sound proofing to front aspect. Built in wardrobes and dressing table. Radiator. UPVC double glazed window to side.

Bedroom 3

11' 2" x 10' 5" (3.40m x 3.17m)

Built in wardrobes. Radiator. UPVC double glazed to rear.

Bedroom 4

10' 9" x 8' 6" (3.28m x 2.59m)

Radiator. UPVC double glazed window to rear.

Family Bathroom

8' 1" x 5' 4" (2.46m x 1.63m)

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

One Bedroom Annexe

Entrance Porch

Entered via UPVC double door with tiled floor. Door to Kitchen.

Kitchen

12' 2" x 9' 4" (3.71m x 2.84m)

Fitted with a range of wall and base units with roll edge work surfaces over. Inset stainless steel sink and drainer with mixer tap and tiled splash backs. Space for cooker with integrated extractor over. Spaces for; washing machine, tumble dryer and upright fridge/freezer. radiator and vinyl flooring. UPVC double glazed windows to front and side. Door to hallway.

Hallway

Storage cupboard. Doors to Living Room, Bedroom, Shower Room, Cloakroom and Rear Porch.

Bedroom

12' 2" x 8' 1" (3.71m x 2.46m)

Built in storage. Radiator and UPVC double glazed window to side.

Shower Room

8' 6" x 5' 5" (2.59m x 1.65m)

Tiled and fitted with a white suite comprising; large shower unit with electric shower, wash hand basin and low level W.C. Heated towel rail and vinyl flooring. UPVC double glazed window to rear.

Cloakroom

Fitted with a white suite comprising; low level W.C. and basin. Extractor.

Living Room

12' 2" x 9' 7" (3.71m x 2.92m)

Radiator and UPVC double glazed window to rear.

Rear Porch

Tiled floor. UPVC double door to rear.

Tenure & Council Tax

Tenure - Freehold

Council Tax Band (House) - E

Council Tax Band (Annexe) - A

