

£525,000
Freehold



**HUNTER
LEAHY**
YOUR PROPERTY EXPERTS

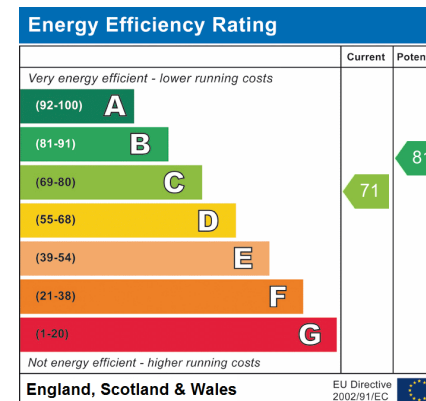


Features

- Located On Western Edge of Town
- Spacious Detached Family Home
- Pleasant Cul-de-sac Location
- Entrance Hall & Cloakroom
- Kitchen & Dining Room
- Large Sitting Room
- Four Double Bedrooms
- Situated on a Generous Corner Plot
- Double Garage

Summary of Property

This sizeable family home sits on extensive corner plot offering fabulous gardens and scope to extend subject to relevant planning permissions if required. Enjoying a quiet Cul de Sac setting on the Western edge of town with the glorious countryside just a stones throw away, this well balanced house does require some cosmetic updating. Double glazed and gas centrally heated throughout the accommodation briefly comprises; Entrance Porch, Entrance Hall, Cloakroom, Kitchen/Breakfast Room, Dining Room, Sitting Room and Conservatory four DOUBLE Bedrooms, Bathroom and separate W.C. Outside there are Gardens, driveway and detached double Garage to the front with substantial, larger than average gardens too the rear.



Room Descriptions

Entrance Porch

Entered via UPVC double glazed door. Quarry tile flooring, wooden entrance door leading into Inner Hallway.

Entrance Hall

Stairs leading to first floor accommodation. Radiator and laminate flooring. Doors to; Cloakroom, Sitting Room, and Kitchen.

Cloakroom

Fitted with a suite comprising: low level W.C and wash hand basin. Laminate flooring. UPVC double glazed window to front.

Kitchen/Breakfast Room

8' 8" x 19' 9" (2.64m x 6.02m)

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. Built in double oven and ceramic hob with extractor over. Spaces for fridge/freezer and washing machine. Radiator and laminate flooring. UPVC double glazed windows to front side and rear. Access to Rear Porch. Door to Dining Room.

Rear Porch

4' 2" x 2' 8" (1.27m x 0.81m)

UPVC door to side.

Dining Room

11' 0" x 12' 2" (3.35m x 3.71m)

Radiator and laminate floor. UPVC double glazed patio doors leading to rear garden. Louvre door to lounge.

Living Room

13' 6" x 20' 6" (4.11m x 6.25m)

Radiator. UPVC double glazed 3 paned unit with door to Conservatory. UPVC double glazed window to front.

Conservatory

Of UPVC double glazed construction with door opening on to rear garden.

First floor landing

UPVC double glazed windows to side and front. Radiator and airing cupboard. Doors to all Bedrooms, Bathroom and an extra Cloakroom.

Bedroom One

10' 4" x 14' 5" (3.15m x 4.39m)

Range of built in wardrobes. Radiator. UPVC double glazed window overlooking rear garden with lovely views of woodland and hills beyond

Bedroom Two

10' 5" x 10' 0" (3.17m x 3.05m)

Fitted wardrobes. Radiator. UPVC double glazed window to rear.

Bedroom Three

10' 4" x 12' 5" (3.15m x 3.78m)

Loft access. Radiator and laminate flooring. Double glazed window to rear.

Bedroom Four

11' 5" x 7' 4" (3.48m x 2.24m)

Radiator and laminate flooring. UPVC double glazed window to front.

Family Bathroom

10' 9" x 7' 3" (3.28m x 2.21m)

Tiled and fitted with a suite comprising panelled bath with thermostatic shower over and a vanity unit with inset basin. Cupboard housing 'Ideal Logic' combi boiler, radiator and two UPVC double glazed windows.

Cloakroom

4' 3" x 3' 5" (1.30m x 1.04m)

Fitted with low level W.C. and wash hand basin. Radiator. UPVC double glazed window to front.

Rear Garden

Fully enclosed by a combination of timber panel fencing, walling and natural hedging. Predominantly laid to lawn with paved patio and borders with a variety of plants. Greenhouse.

Front Garden

Tarmac driveway gives access to garage and enclosed frontage which is laid lawn.

Detached Double Garage

Up and over door to front. Pedestrian door to rear.

Tenure & Council Tax

Tenure - Freehold

Council Tax Band - E



Floorplan

