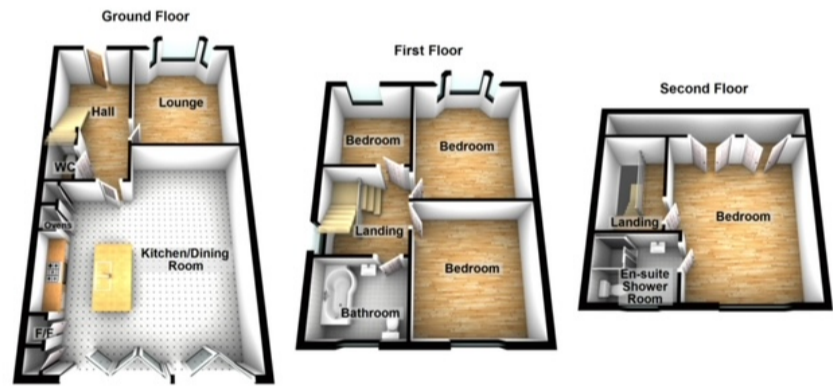




Total area: approx. 137.5 sq. metres (1479.6 sq. feet)



Total area: approx. 137.5 sq. metres (1479.6 sq. feet)



15 St Andrews Road offers an extraordinary opportunity to purchase all of the charm and character of a 1950's home with all the benefits of a brand new house. Having been thoroughly updated, to include; new plumbing, electrics, plasterwork, roof, kitchen, bathrooms and flooring plus the addition of a ground floor extension and loft conversion this absolutely stunning home should be top of your viewing list. Finished to an exacting standard with high specification fittings, this stunning home is ready to move into and relax. Located in a quiet Cul de Sac near the centre of the village, with easy access to schools, amenities and public transport links, the stylish accommodation briefly comprises: Reception Hall, Cloakroom, Sitting Room, fabulous Kitchen/Dining/Family Room with integrated Neff appliances and bi folding doors, three first floor Bedrooms and Family Bathroom and fantastic Principle Suite with En Suite Shower Room. Outside, enclosed rear gardens with lawn and Porcelain patio and block paved driveway to the front. Offered for sale with no onward chain.



## ROOM DESCRIPTIONS

### Reception Hall

16' 2" x 8' 0" (4.93m x 2.44m)

Entered via composite double door with glazed side panel. Stairs to first floor accommodation. Radiator. Karndean flooring. Doors to cloakroom, sitting room and kitchen/dining/family room.

### Cloakroom

Fitted with a white suite comprising; low level W.C, vanity unit with inset basin with marble splashbacks. Karndean flooring.

### Sitting Room

14' 3" x 10' 11" (4.34m x 3.33m)

UPVC double glazed bay window to front. Radiator. Tv point.

### Fabulous Kitchen/Dining/Family Room

21' 7" x 19' 7" (6.58m x 5.97m)

The heart of the home. Fitted with a comprehensive range of wall and base units with Quartz work surface and upstands. Integrated Neff double electric oven, hob, extractor and fridge/freezer. A central island/breakfast bar with Quartz work surfaces, under hung sink and mixed tap also houses the integral washing machine and dish washer. Karndean flooring. 2 velux sky lights and bi folding doors flood this wonderful space with light.

### First Floor Landing

Doors to Bedrooms 1, 2 and 3. Door to Family Bathroom. Stairs to Second Floor.

### Bedroom 1

14' 5" x 10' 11" (4.39m x 3.33m)

UPVC double glazed window. Radiator. TV point.

### Bedroom 2

12' 7" x 10' 11" (3.84m x 3.33m)

UPVC double glazed window. Radiator. TV point.

### Bedroom 3

8' 10" x 8' 2" (2.69m x 2.49m)

UPVC double glazed window. Radiator. TV point.

### Family Bathroom

8' 2" x 6' 3" (2.49m x 1.91m)

Fully tiled and fitted with a white suite comprising: panelled bath with thermostatic shower and glazed screen over, plus a range of vanity units with inset basin and concealed cistern low level W.C. Heated towel rail and Karndean flooring. UPVC double glazed window to rear.

### Second Floor Landing

### Principle Suite

15' 0" x 12' 3" (4.57m x 3.73m)

UPVC double glazed window. Radiator. Fitted storage. TV point.

### En Suite Shower Room

6' 0" x 5' 11" (1.83m x 1.80m)

Fully tiled and fitted with a white suite comprising; walk in shower with thermostatic shower plus a range of vanity units with inset basin and concealed cistern low level W.C. Heated towel rail and Karndean flooring. UPVC double glazed window to rear.

### Frontage

Paved driveway with ample parking for two vehicles. Pedestrian access to one side leading to rear gardens.

### Rear Garden

Enclosed rear garden comprises large patio area leading to spacious lawn area.

### Tenure & Council Tax Band

Tenure: Freehold

Council Tax Band: D

