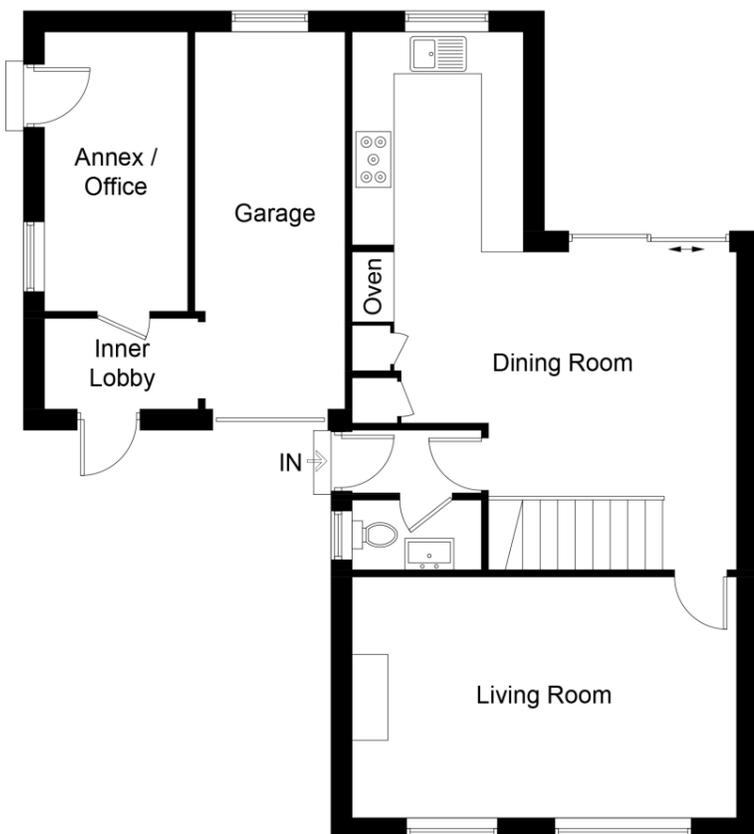


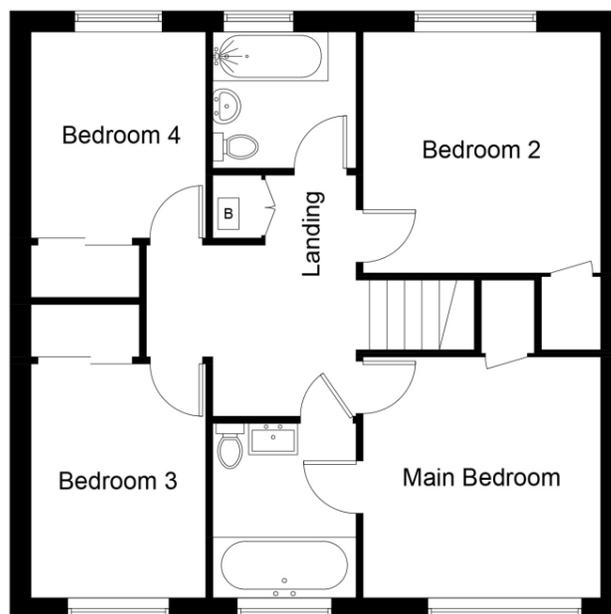


36 Trinity Road

Approximate Gross Internal Area = 118.7 sq m / 1278 sq ft
 Annex / Office / Garage / Inner Lobby Area = 23.4 sq m / 252 sq ft
 Total = 142.1 sq m / 1530 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	80	84
(55-68)	D		
(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. ID1187046
 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 fabulous extended semi detached family home is a rare find indeed. Sitting on a corner plot within this quiet Cul de Sac, the well presented property offers spacious and flexible accommodation that should be viewed to be truly appreciated. Located within easy reach of local shops, schools, public transport links, parkland and sports facilities, the well balanced accommodation briefly comprises; Entrance Hall, Cloakroom, extended Kitchen/Dining Room with integrated appliances, Sitting Room, four double Bedrooms plus En suite and family Bathrooms. There is a Home Office attached to the property which is accessed externally, along with a carport and Garage. There is extensive driveway parking and further secure parking to the side of the property which also offers an ideal opportunity for further development, subject to relevant planning if required. This superb property also has a private, South facing rear Garden.



ROOM DESCRIPTIONS

Entrance Hall

Entered via UPVC front door. Radiator and engineered Oak flooring. Doors to living area and Cloakroom.

Cloakroom

Fitted with a white suite comprising; vanity unit with inset basin and a concealed cistern low level W.C. Wood effect laminate flooring. UPVC double glazed window to side.

Kitchen/Dining Room

Kitchen Area

17' 10" x 7' 11" (5.44m x 2.41m)

Fitted with a range of wall and base units with roll edge work surfaces over. Inset stainless sink and drainer with flexi mixer tap and tiled splashbacks. Built in eye level electric oven and six ring gas hob with extractor over. Integrated fridge/freezer, dishwasher and washing machine. Useful pantry cupboard. Heated towel rail and ceramic tiled floor. UPVC double glazed windows to side and rear.

Dining Area

14' 7" x 11' 8" (4.45m x 3.56m)

Stairs to first floor accommodation with storage cupboard below. Radiator and ceramic tiled floor. UPVC double glazed sliding patio doors to rear. Door to Sitting Room.

Sitting Room

18' 0" x 11' 2" (5.49m x 3.40m)

Feature fireplace with gas fire inset. Radiator and engineered Oak flooring. Two UPVC double glazed windows to front.

Landing

Airing cupboard housing 'Worcester' combi boiler. Loft access. Doors to all Bedrooms and family Bathroom.

Bedroom 1

11' 5" x 11' 3" (3.48m x 3.43m)

Built in storage cupboard. Radiator and laminate flooring. UPVC double glazed window to front. Door to En Suite Bathroom.

En Suite Bathroom

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

Fully tiled and fitted with a white suite comprising large bath with mixer tap plus a range of vanity units with inset basin and concealed cistern low level W.C. Wall mounted cabinet with lighting and shaver point. radiator and wood effect vinyl flooring. UPVC double glazed window to front.

Bedroom 2

11' 3" x 10' 11" (3.43m x 3.33m)

Built in wardrobe. Radiator. UPVC double glazed window to rear.

Bedroom 3

11' 5" x 8' 3" (3.48m x 2.51m)

Built in wardrobe. Radiator and laminate flooring. UPVC double glazed window to rear.

Bedroom 4

9' 9" x 8' 3" (2.97m x 2.51m)

Built in wardrobe. Radiator and laminate flooring. UPVC double glazed window to front.

Family Bathroom

6' 8" x 6' 5" (2.03m x 1.96m)

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 vinyl flooring. UPVC double glazed window to rear.

Garage

UP and over door to front. Power connected. Door to Home Office.

Home Office

13' 0" x 7' 11" (3.96m x 2.41m)

Radiator and double glazed window to side. Door opening to side patio.

Front Garden

Laid to a grass frontage with extensive block paved providing parking for several vehicles.

Rear Garden

Fully enclosed by timber panel fencing with gated access to the front. Laid to patio with a raised lawn the manageable garden enjoys privacy and a South facing aspect. The property also benefits additional secure parking which is accessible from the street and the garden.

Tenure & Council Tax Band

Tenure: Freehold

Council Tax Band: E

