



GROUND FLOOR
 1063 sq.ft. (98.8 sq.m.) approx.



1ST FLOOR
 624 sq.ft. (58.0 sq.m.) approx.



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			
		70	80

England, Scotland & Wales
 EU Directive 2002/91/EC



The saying 'don't judge a book by its cover' has never applied more! This absolutely stunning property offers a wealth of attributes, from impeccable presentation to versatility of space. Under its current ownership, the property has undergone a huge transformation and now offers a highly desirable family home. Positioned in a mature, non estate location within proximity of the town centre, amenities, public transport links and parkland, this exceptional home needs to be viewed to be fully appreciated. Sitting on a larger than average plot, with planning permission granted to further extend, the flexible accommodation briefly comprises to the ground floor; Reception Hall, Cloakroom, Bathroom, Living Room, Kitchen, two double Bedrooms and Study and to the newly created first floor, a glorious principle Bedroom with Dressing Room, a second double Bedroom and Sumptuous Bathroom. Outside, there are large West facing rear gardens, Driveway and Garage.



ROOM DESCRIPTIONS

Reception Hall

A warm welcome to this utterly delightful home. Entered via hardwood double glazed door with matching side panel. Feature spindled staircase to first floor accommodation. Attractive panelling to lower walls. Quality laminate flooring. Doors to; Cloakroom, Bathroom, Living Room, Kitchen, Study/Bedroom 5 and ground floor Bedrooms 1 and 2.

Cloakroom

7' 7" x 3' 10" (2.31m x 1.17m)

Fitted with a white suite comprising; low level W.C and wash hand basin. Vinyl flooring and UPVC double glazed window to side.

Bathroom

6' 7" x 6' 0" (2.01m x 1.83m)

Tiled and fitted with white suite comprising; panelled bath with electric shower over and pedestal wash hand basin. Radiator and vinyl flooring. UPVC double glazed window to side.

Living Room

17' 11" x 13' 5" (5.46m x 4.09m)

A bright and airy room with a lovely aspect towards the rear garden. Feature fireplace with contemporary electric fire inset. Radiator and quality laminate flooring. Large UPVC double glazed sliding patio doors to rear Garden.

Kitchen

9' 11" x 9' 7" (3.02m x 2.92m)

Fitted with a range of wall and base units with wood effect square edge work surfaces over. Inset stainless sink and double drainer with mixer tap. Freestanding, wood topped storage unit. Appliances included are; oven, dishwasher and undercounter fridge and freezer. Vinyl flooring. UPVC double glazed window to rear aspect. Door to Utility Area.

NB. The kitchen has not undergone the same refurbishment as the other accommodation as it was due to be extended as per the passed drawings available on line. Planning application 21/P/1698/FUH

Ground Floor Bedroom 1

14' 9" x 8' 11" (4.50m x 2.72m)

Radiator. UPVC double glazed window to front.

Ground Floor Bedroom 2

13' 0" x 8' 10" (3.96m x 2.69m)

Built in double wardrobe. Cupboard housing 'Worcester' combi boiler. Radiator. UPVC double glazed window.

Bedroom 3 / Study

10' 4" x 7' 7" (3.15m x 2.31m)

Radiator. UPVC double glazed window to front.

First Floor

Landing

Doors to first floor Bedrooms and Family Bathroom.

Principle Bedroom

17' 3" x 12' 9" (5.26m x 3.89m)

An impressive suite offering a touch of luxury with plenty of light and space and fabulous UPVC double glazed French doors with glazed 'Juliet Balcony' Two radiators. Seating area. Door to Dressing Room.

Dressing Room

Fitted with a range of shelves and hanging rails. Two wall lights and 'Velux' window to front.

First Floor Bedroom 2

12' 1" x 12' 1" (3.68m x 3.68m)

Built in cupboard with further eaves storage. Radiator. 'Velux' window to front.

Sumptuous Bathroom

12' 1" x 10' 6" (3.68m x 3.20m)

A stunning four piece bathroom suite enjoying a spacious and stylish setting. With half panelled walls, the white suite comprises; a freestanding bath with mixer tap and shower attachment, large shower quadrant with thermostatic shower Rainfall shower, pedestal wash hand basin and low level W.C. Radiator and complimentary vinyl flooring. UPVC double glazed window to rear.

Front Gardens

Laid to lawn with 'Tarmac' driveway leading to Garage.

Garage

Up and over door to front with a pedestrian door that opens in to the Utility Area. Power connected.

Rear Gardens

A glorious West facing garden of surprising proportions. Fully enclosed by timber panel fencing and natural hedging with UPVC gate to front. Predominately laid to an extensive, level lawn with patios and paths, there is also a delightful rockery with ornamental pond and water features. Oak edged beds, timber shed and outside tap.

Tenure & Council Tax

Tenure - Freehold

Council Tax Band - D

