

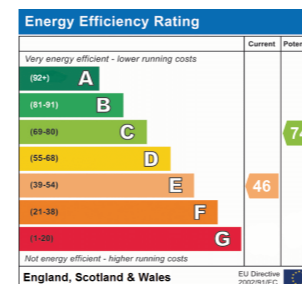


Coneygear Road, Hartford PE29 1QL

Guide Price £350,000



- Generous Extended Accommodation
- Three Bedrooms
- Re-Fitted Kitchen And Sanitary Ware
- Two Reception Rooms
- Utility Room
- Mature Gardens With 23' Outbuilding
- Extensive Driveway With Parking For Four/Five Vehicles
- Desirable Estate Location
- No Forward Chain



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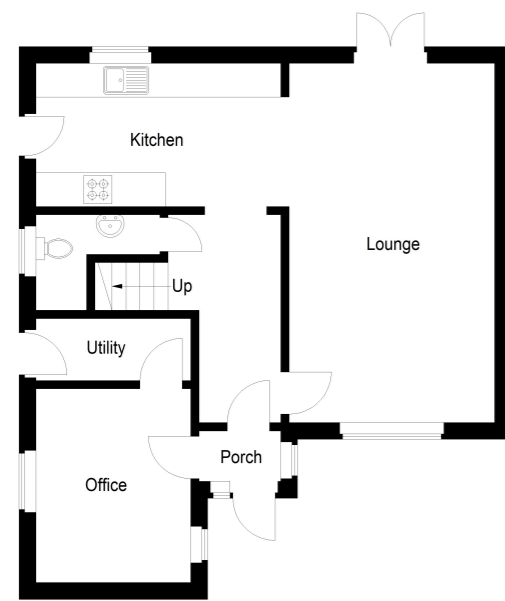
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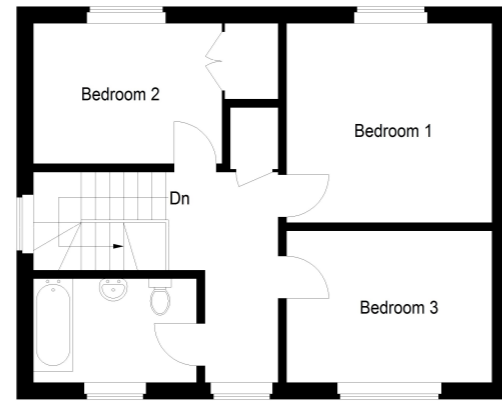
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Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1115519)
Housepix Ltd



UPVC Double Glazed Front Door To

Entrance Porch

4' 9" x 3' 3" (1.45m x 0.99m)

Wall light points, laminate flooring, inner door to

Reception Hall

13' 0" x 7' 10" (3.96m x 2.39m)

Stairs to first floor, contemporary vertical radiator, composite floor covering, inner door to

Family Room/Study

11' 5" x 9' 4" (3.48m x 2.84m)

A double aspect room with UPVC window to front aspect and UPVC window to side, independent electric radiator, recessed lighting, fuse box and master switch, part of **Garage** conversion.

Utility Room/Laundry Room

9' 4" x 6' 4" (2.84m x 1.93m)

UPVC glazed door to side aspect, fixed display shelving, appliance spaces, laminate flooring, glazed internal Oak door to

Cloakroom

Re-fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with mixer tap, double panel radiator, extractor, UPVC window to side aspect, full ceramic tiling with glass contour border tiles.

Kitchen

14' 3" x 8' 4" (4.34m x 2.54m)

A double aspect room with UPVC glazed door to side and UPVC window to garden aspect to the rear, fitted in a contemporary range of handle-less base and wall mounted cabinets with complementing granite work surfaces and splashbacks, integral ceramic hob with AEG extractor fitted above, drawer units, pan drawers, under unit lighting, inset one and a half bowl sink unit with directional mono bloc mixer tap, integral wine cooler, double AEG electric oven, integral microwave and dishwasher, integrated fridge freezer, composite flooring.

Sitting Room

21' 0" x 11' 11" (6.40m x 3.63m)

A light double aspect room with UPVC window to front and French doors accessing garden terrace to the rear, TV point, telephone point, vertical contemporary radiator, double panel radiator, coving to ceiling.

First Floor Landing

UPVC window to side aspect, access to insulated loft space, coving to ceiling, shelved cupboard, double panel radiator, UPVC window to front aspect.

Bedroom 1

11' 11" x 11' 9" (3.63m x 3.58m)

UPVC window to garden aspect, double panel radiator, coving to ceiling.

Bedroom 2

12' 6" x 9' 1" (3.81m x 2.77m)

UPVC window to front aspect, double panel radiator, TV point.

Bedroom 3

10' 10" x 8' 4" (3.30m x 2.54m)

UPVC window to rear aspect, double panel radiator, wardrobe range with hanging and shelving.

Family Bathroom

9' 4" x 5' 7" (2.84m x 1.70m)

UPVC window to front aspect, fitted in a three piece white suite comprising low level WC, vanity wash hand basin with mixer tap, drawer units, panel bath with folding shower screen with hand mixer shower, extractor, contemporary radiator, vinyl floor covering.

Outside

To the front is an extensive brick driveway giving provision for four or more vehicles. An area of lawn and the garden is enclosed by picket fencing and mature Laurel hedging. Gated access extends to the rear garden with a brick paved area to the side with outside lighting and tap, leading to the rear paved terrace, a timber constructed planter, shaped lawns and timber summer house. The garden is enclosed by mixed boundaries and offers a good degree of privacy measuring 88' 7" x 36' 1" (27.00m x 11.00m). There is a large **Detached Barn/Workshop** measuring 23' 4" x 8' 0" (7.11m x 2.44m) with separate fuse box, power and lighting with double timber doors to the front

Tenure

Freehold

Council Tax Band - C

