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## Northcote Road

Farnborough, Hampshire GU14 9EA

£570,000 Freehold

A well presented and extended family home situated within close proximity to local schools, shops and Hawley Woods as well as enjoying easy access to the areas main commuter routes. The versatile ground floor accommodation is currently set out as five reception rooms supported by the extended kitchen, utility and a cloakroom with four bedrooms, family bathroom and ensuite shower room on the first floor. The landscaped rear garden extends approximately 85ft and is home to a spacious log cabin, complete with power, which his currently separated into a studio and gym. EER 'C'

## GROUND FLOOR

### PORCH

Front aspect upvc multi- point locking door with decorative opaque glazed inserts, front and side aspect upvc opaque double glazed windows, base level storage cabinet, tiled floor, part glazed door with part glazed side panels to entrance hall.

### ENTRANCE HALL

Stairs to first floor, doors to living room and breakfast room, radiator, digital thermostat, dado rail, textured and coved ceiling.

### LIVING ROOM

4.38m x 3.6m (14' 4" x 11' 10") max. Front aspect upvc double glazed window, feature marble fireplace with coal effect gas fire, display recess with base level storage cabinet, radiator, dado rail, Cable feed, twin opening doors to dining room, textured and coved ceiling.

### DINING ROOM

2.85m x 2.8m (9' 4" x 9' 2") Space suitable for dining table and chairs, textured and coved ceiling, open plan to family room.

### FAMILY ROOM

3.03m x 2.58m (9' 11" x 8' 6") Rear aspect upvc double glazed twin opening doors to terrace with double glazed windows to sides, radiator, textured and coved ceiling.

### BREAKFAST ROOM

3.59m x 2.55m (11' 9" x 8' 4") Doors to dining room, office and understairs storage cupboard housing gas and electric meters and consumer unit, tiled floor, radiator, smooth finish ceiling with coving and inset downlighters.

### KITCHEN

4.43m x 3.01m (14' 6" x 9' 11") max narrowing to 1.85m. Rear aspect upvc double glazed window, matching range of eye and base level units incorporating roll edge work surfaces with inset one and a third bowl sink unit with directional mixer tap. Built in 'Neff' fan-assisted double oven with grill, built in 'Neff' five ring gas hob and 'Neff' microwave oven below extractor, integrated fridge and 'Neff' dishwasher, tiled splashbacks, tiled floor, low level fan heater, smooth finish ceiling with coving and inset downlighters, door to utility.

### UTILITY

1.8m x 1.62m (5' 11" x 5' 4") Side aspect upvc double glazed window, plumbing and space for washing machine below roll edge work surface, plumbing and space for 'American' style fridge/freezer, wall mounted replacement 'Vaillant' gas central heating boiler, tiled floor, smooth finish ceiling with coving, door to cloakroom.

### CLOAKROOM

Side aspect upvc opaque double glazed window, low level wc, wall mounted wash basin with tiled splashback, radiator, tiled floor, smooth finish ceiling with coving.

### OFFICE

3.80m x 2.60m (12' 6" x 8' 6") Cable point, radiator, two wall light points, smooth finish ceiling with coving, door to store.

### STORE

Front aspect up and over door, power and light, space for appliances, fitted shelving.

## FIRST FLOOR

### LANDING

Doors to bedrooms and family bathroom, hinged hatch giving access to mainly boarded loft space with ladder and light, built in airing cupboard housing cylinder tank below slatted shelving, textured ceiling.

### BEDROOM ONE

4.71m x 2.52m (15' 5" x 8' 3") Front aspect upvc double glazed window, fitted range of bedroom furniture offering extensive storage across wardrobes, overhead cabinets and drawer units, radiator, door to ensuite, textured and coved ceiling.

### ENSUITE

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash basin, shower cubicle with fitted 'Mira' thermostatic shower. Mainly tiled walls with large fitted mirror, radiator, tiled floor, textured and coved ceiling with inset downlighters and extractor.

### BEDROOM TWO

3.79m x 3.19m (12' 5" x 10' 6") excluding door recess. Front aspect upvc double glazed window, built in double wardrobe and twin fitted double wardrobes offering storage over hanging rail and shelf, dressing table with drawer unit, radiator, laminate flooring, smooth finish ceiling with coving.

### BEDROOM THREE

3.05m x 2.85m (10' 0" x 9' 4") excluding door recess. Rear aspect upvc double glazed window, built in wardrobe with double hanging rails, radiator, textured and coved ceiling.

### BEDROOM FOUR

2.85m x 2.22m (9' 4" x 7' 3") max. Front aspect upvc double glazed window, radiator, fitted wardrobes fronted via three sliding doors offering storage over hanging rail and shelf, additional storage over bulkhead, smooth finish ceiling with coving.

### FAMILY BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash basin, panel enclosed bath with 'Mira' thermostatic shower and glass shower screen over. Radiator, part tiled walls, decorative panelling, display recess, tiled floor, textured and coved ceiling with inset extractor.

### REAR GARDEN

Full width paved terrace offering generous space for outdoor dining/entertaining leading onto an expanse of lawn being enclosed by a combination of fencing and natural borders with timber store towards rear. The garden extends approximately 85ft with pedestrian gate giving access to front, courtesy lighting and outside tap.

### LOG CABIN

### STUDIO

4.39m x 2.73m (14' 5" x 8' 11") Front aspect double glazed window and part double glazed door, power and light.

### GYM

5.93m x 4.40m (19' 5" x 14' 5") Side aspect twin opening part double glazed doors and double glazed window, power and light, wall mounted consumer unit.

### AGENTS NOTE

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