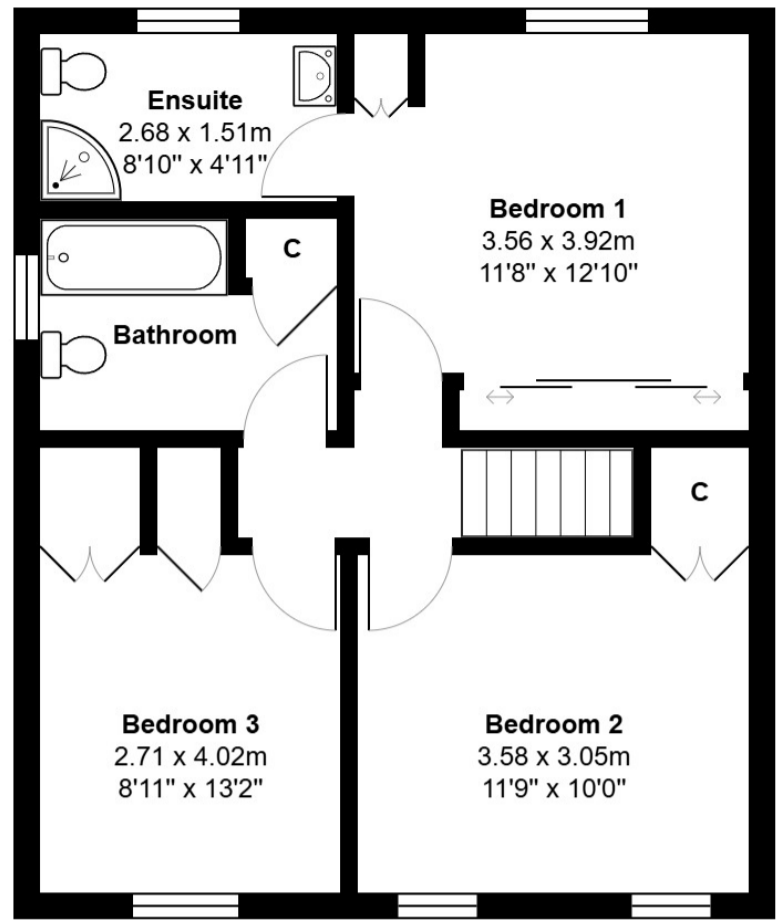


**Ground Floor**



**First Floor**

Total Area: 100.5 m<sup>2</sup> ... 1082 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**Old School Cottages, Whelpley Hill**

**£575,000**

A rare opportunity to acquire an immaculately presented end of terrace three double bedroom house benefiting from a two story side extension creating a large open plan sitting room/dining room with log burner. The property has been remodeled by the current owners and now has a central heating to radiators. The accommodation comprises of three large double bedrooms, the main bedroom benefiting from a refitted ensuite shower room, refitted family bathroom, refitted kitchen, sitting room/dining room and utility room and refitted downstairs WC. There is a driveway at the front creating off road parking for two vehicles and a garage located in a block at the rear of the garage.



## Ground Floor

### Entrance Hall

Tiled flooring, storage cupboard, LED downlighting.

### Sitting Room/dining room

A double aspect room with chimney breast housing a multi fuel wood burner, stairs with glass panels, wall lights, TV point, two radiators, opening leading to.

### Kitchen

Window and door leading to the rear garden, integrated AEG stainless steel double oven, AEG induction hob, AEG extractor hood, tiled splash backs, concealed work top lighting, space for fridge freezer, door to utility room.

### Utility lobby

Window overlooking the rear garden, plumbing and space for washing

machine and tumble dryer.

### WC/ Cloakroom

Window to the rear, WC with concealed cistern, wash hand basin recessed into vanity unit.

### First Floor

#### Bedroom One

Window to front, a range of built in wardrobes, radiator.

#### En suite shower room

Window to front, a corner shower cubicle, tiled walls, WC, wash hand basin recessed into vanity unit.

#### Bedroom Two

Two windows to the rear, built in double wardrobe, radiator.

#### Bedroom Three

Window overlooking the rear garden with views over open countryside, a

range of fitted wardrobes, radiator.

### Ensuite Bathroom

Window to side, bath with fixed glazed screen, tiled flooring, wash hand basin recessed into vanity unit, WC, chrome towel radiator, airing cupboard housing hot water water cylinder.

### Outside

#### Garage

Located in a block with up and over doors.

#### To the front

With a block paved driveway creating off road parking for two vehicles.

#### Rear Garden

Attractively landscaped with a beautiful Indian sandstone patio area, top quality astro turf lawn area, timber tool shed, outside hot and cold

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