





PROPERTY DESCRIPTION

Internal viewing is absolutely imperative in order to fully appreciate the many outstanding attributes offered by this stunning home, including a substantially built, larger than average detached garage with a remote controlled door, off road parking and a garden at the rear. Recently upgraded to an exceptionally high standard and specification by the present owner, this extremely desirable abode has undergone extensive refurbishment and would be ideal for a wide range of prospective buyers. Situated in a popular residential area, benefiting from an open aspect at the rear, this exceptional home is conveniently located for access to the town centre and other amenities.

The detached garage has two personal doors, one at the front and one at the rear, with a hardstanding in front providing off road parking space. The garden is situated behind the garage and has a lawn and a paved patio. NO CHAIN INVOLVED.

FEATURES

- Deceptively Spacious Family Home
- Many Desirable & Outstanding Attributes
- Truly Exceptional Finish & Specification
- Popular Area with Open Aspect from Rear
- 2 Good Sized Reception Rooms
- Superb Extended Kitchen inc. Appliances
- Utility Room incorporating GF WC
- 3 Good Sized Bedrms inc Attic
- Stunning 4 Pc Bathrm inc. Sep Shower
- Large Det Garage, Off Rd Prkg & Garden
- PVC Dble Glazing & Gas Central Heating
- Viewing Essential to Apprec - No Chain





ROOM DESCRIPTIONS

Ground Floor

Entrance

Composite entrance door, with a window light above, leading into the dining room.

Dining Room

11' 11" plus alcoves x 11' 1" into recess (3.63m plus alcoves x 3.38m into recess)

Currently used as a dining room, but also ideal to be a sitting room, this extremely pleasant room has a pvc double glazed window, radiator and a decorative recess in the chimney breast, which has a stone hearth.

Small Inner Hall

Stairs to the first floor.

Living Room

13' 7" x 13' 1" into alcoves (4.14m x 3.99m into alcoves)

This very spacious second reception room features a splendid stone fireplace, recessed into the chimney breast, with a wood lintel mantel above and a stone hearth. (Please note the multi-fuel stove currently fitted is not included in the sale and will be removed by the Vendor prior to completion). PVC double glazed window, radiator and an under-stairs storage cupboard, with fitted shelves and an electric light.

Extended Breakfast Kitchen

15' 1" x 7' 6" into recess (4.60m x 2.29m into recess)

One of the numerous impressive assets of this exceptional abode, the extended kitchen has recently been stylishly re-furnished and is fitted with an extensive range of units and drawers, quality Quartz worktops, with matching upstands, which extend to provide a small breakfast bar, and a single drainer sink with a flexible hose style mixer tap. It also has a built-in electric double oven/grill, an electric hob, with an extractor over and integral dishwasher. Contemporary upright radiator, downlights recessed into the ceiling, luxury vinyl flooring, a pvc double glazed window and an additional double glazed Velux window and composite external door.

Utility & Ground Floor WC

7' 6" x 4' 1" (2.29m x 1.24m)

This extremely useful attribute of this beautiful home is fitted with a Quartz worktop, with upstands, matching that in the kitchen, and wall units, one of which houses the gas condensing combination central heating boiler. It also has plumbing for a washing machine and space for a condenser dryer and is fitted with a two piece white suite, comprising a pedestal wash hand basin, with a mixer tap and tiled splashback, and a w.c. PVC double glazed, frosted glass window, radiator and luxury vinyl flooring.

First Floor

Landing

Glass balustrade and enclosed stairs to the second floor.

Bedroom One

13' 3" into alcoves x 11' 2" plus recess (4.04m into alcoves x 3.40m plus recess)

This good sized double room has a pvc double glazed window and a radiator.

Bedroom Two

10' 9" x 7' 0" (3.28m x 2.13m)

Enjoying the pleasant open aspect from the rear, this large single or small double room has a pvc double glazed window and radiator.

Bathroom

Recently re-furnished to an exceptionally high standard, the stunning bathroom is fitted with a four piece white suite, comprising a double ended bath, with a central mixer tap, and a large walk-in shower unit, with a fixed 'rainfall' style shower head, plus an additional, flexible hand-held shower head, both of which have a ceiling height tiled splashback. There is a wash hand basin, with a mixer tap, set into a base unit with drawers below, and a w.c., both of which also have a tiled splashback. PVC double glazed, frosted glass window, chrome finish radiator/heated towel rail, downlights recessed into the ceiling, built-in storage cupboard, an extractor fan and luxury vinyl flooring.

Second Floor

Attic/Bedroom Three

12' 0" plus recess, less stairwell x 10' 4" plus eaves (3.66m plus recess, less stairwell x 3.15m plus eaves)

This fabulous room provides a further double bedroom and has a built-in cupboard with a clothes hanging rail in one side and shelves in the other. Double glazed Velux window, radiator, television points and access to under-eaves storage spaces.

Outside

Rear

Small paved yard.

Drive

Across the back street, directly behind the house is a hardstanding in front of the garage, providing off road parking space.

Garage

17' 0" x 13' 4" (5.18m x 4.06m)

The larger than average detached garage has been built within the last few years and has a remote controlled up and over door, a composite personal door at one side, a pvc double glazed window and an additional composite personal door at the rear, which gives access to the garden.

Garden

Yet another enticing and particularly beneficial attribute, the decent sized, enclosed garden is located behind the garage and consists of a lawn and paved patio.

Directions

Proceed from our office on Church Street into Station Road. At the crossroads, turn right into Fernlea Avenue, go straight ahead at the traffic lights by the Police Station then take the third left turning into Rook Street. Turn first right off Rook Street into Harrison Street and the house is on the left.

Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

Disclaimer

Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

Photographs – Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

House To Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

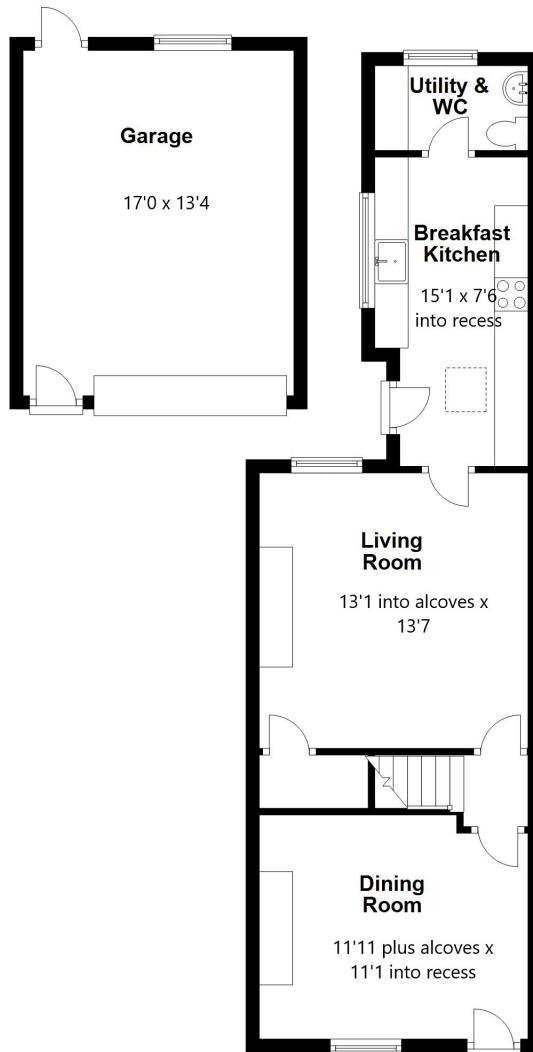
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FLOORPLAN

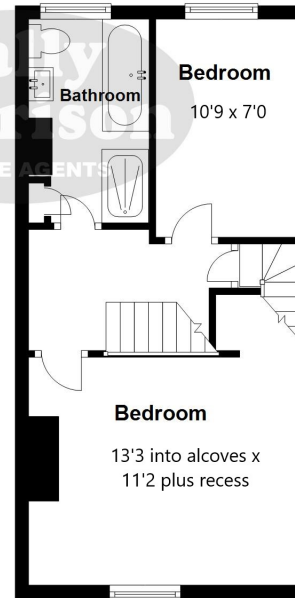
Ground Floor

Approx. 68.5 sq. metres (737.2 sq. feet)



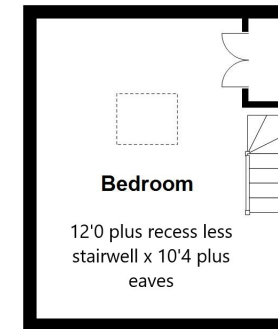
First Floor

Approx. 34.2 sq. metres (367.8 sq. feet)



Second Floor

Approx. 16.5 sq. metres (177.9 sq. feet)



Total area: approx. 119.2 sq. metres (1282.9 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

Plan produced using PlanUp.