

3 Bedroom(s), Semi-Detached House, Freehold

Victorian Crescent, Town Moor.



- No Chain
- Beautifully Refurbished Victorian Semi Detached Family Home In a Sought After Location
- Stunning Lounge and Dining Rooms
- Three Double Bedrooms
- Engineered Wooden Flooring Through entire Ground Floor
- 3D Virtual Tour Available
- Ground Floor Cloakroom
- Conservatory
- Luxurious Family Bathroom
- Driveway Allowing for Three Cars to Park

£275,000
For Sale

Book your viewing today Tel: 01302 247754

Owner's View

This beautifully refurbished Victorian property features a sleek Scandinavian-style kitchen complete with modern appliances. The home boasts elegant cast iron fireplaces with antique marble surrounds, serving as striking focal points that complement the engineered wood flooring throughout the ground floor. Upstairs, you'll find three spacious, bright double bedrooms adorned with New Zealand wool loop pile carpeting, each featuring a distinctive cast iron radiator. The large, luxurious bathroom is fully equipped with a walk-in shower, freestanding bath, & a period freestanding Burlington wash stand and basin with concealed cistern & toilet. In addition, the property features a spacious conservatory, providing ample space for relaxation and entertainment. Adjacent to the conservatory, there is a useful small nook room. The property offers a spacious driveway with room for three vehicles, ensuring convenient parking for residents and guests. The front of the property features a gated garden, while the newly fenced back garden provides additional privacy and space, along with an extra parking area.

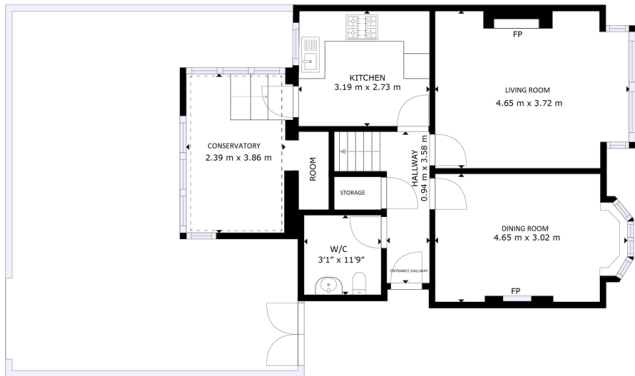
Ground Floor

Lounge

Floor Plan



A handsome cast iron fireplace takes centre stage, complemented by an eye-catching marble surround and a classic cast iron radiator. The room is further enhanced by a large bay window that floods the space with an abundance of natural light, creating a warm and inviting atmosphere.



FLOOR 1

GROUND INTERNAL AREA
FLOOR 1: 16.04 m² (171 sq ft)
TOTAL: 100.00 m² (1077 sq ft)
SIZES AND DIMENSIONS TOTAL: 100.00 m² (1077 sq ft)

Matterport

Kitchen



This generously proportioned U-shaped kitchen boasts an integrated fridge/freezer, a modern electric hob and oven, and stunning white marble-effect countertops. The beige cabinets not only add a touch of elegance but also provide ample storage, making it the perfect combination of style and functionality.

Dining Room



To create a cohesive atmosphere, the dining room features a striking cast iron fireplace with an eye-catching marble surround, a classic cast iron radiator, and a bay window that floods the room with natural light, mirroring the inviting charm of the living room.

Conservatory



A tiled conservatory with a convenient storage nook offers a picturesque view of the back garden, providing a versatile and multifunctional space that can be tailored to the owner's preferences and needs.

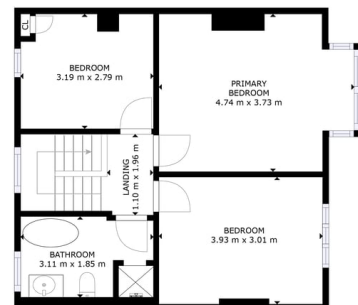
Ground Floor Cloakroom



A spacious cloakroom featuring a traditional chrome and porcelain wash stand, a concealed cistern with toilet, and the added comfort of a heated towel rail/radiator.

First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 60.00 m² FLOOR 2: 43.00 m²
TOTAL: 103.00 m²
©2022 ABC DEVELOPMENTS. PHOTO: JESSIE HAYES. DIGITAL MAP DATA.

 Matterport

Master Bedroom



A generously sized double bedroom featuring a cast iron radiator nestled within the expansive bay window, offering a charming and cozy focal point. The room is adorned with luxurious New Zealand woollen carpets, adding a touch of comfort and elegance to the space.

Bedroom



A roomy double bedroom with a traditional cast iron radiator and plush New Zealand woollen carpeting, evoking a cosy and welcoming ambiance.

Bedroom



A comfortable double bedroom with a classic cast iron radiator and soft New Zealand woollen carpeting.

Bathroom



In this luxurious bathroom, a shower concealed by a stunning Calacatta marble-effect surround offers a touch of opulence. A freestanding bath with a bath and shower mixer tap adds a sense of indulgence, while an Edwardian-inspired Burlington large basin and wash stand, adorned with traditional chrome and porcelain details, exude timeless elegance. The toilet with a concealed cistern adds a modern touch, all set atop a warm-to-the-foot, engineered wooden floor, completing the sophisticated and inviting ambiance of this exquisite space.

External

Front Aspect



A generously sized front garden with parking space for two vehicles and



additional on-road parking. The garden is adorned with a beautiful olive tree, various shrubs, and features a charming ground covering of crushed slate.

Rear Garden



Tall, private fencing surrounds the enclosed rear garden, while a freshly laid lawn provides an attractive usable outdoor space, complete with a designated area for secure parking.

Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No



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Space Heating System - Gas Boiler with radiators (Combi)
Approximate Heating System Installation Date - Unknown
Water Heating System - Gas combi boiler
Approximate Water Heating Installation Date -
Boiler Location - Smaller third bedroom
Approximate Electrical System Installation Date - November 2023
Approximate Electrical System Test Date - November 2023
Fires/Heaters - None
Permanent Loft Ladder - No
Loft Insulation -Yes
Loft Boarded out - No

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Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 