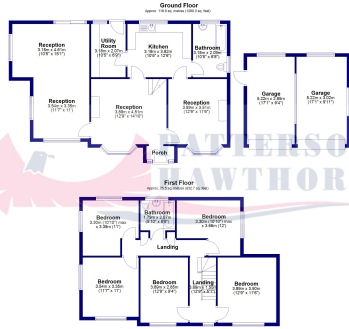




Total area: approx. 194.0 sq. metres (2,090.0 sq. ft.)



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Ingatestone Road, Blackmore

£800,000

- FIVE DOUBLE BEDROOMS
- DETACHED HOUSE, ORIGINALLY CIRCA 1930'S, OF APPROX 2,090 SQ FT OF LIVING SPACE
- PLOT OF APPROX 0.25 ACRES
- POTENTIAL TO EXTEND/REDEVELOP - ARCHITECT PLANS AVAILABLE
- LOCATED IN RURAL VILLAGE & SUITABLE FOR COMMUTING
- TRIPLE FRONTED, WITH TWO ATTACHED GARAGES
- TWO BATHROOMS
- LARGE KITCHEN & UTILITY ROOM
- THREE RECEPTIONS ROOMS, INCLUDING ONE FULL-DEPTH OF PROPERTY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		56	80
England, Scotland & Wales		EU Directive 2002/91/EC	

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GROUND FLOOR

Front Entrance

Via composite door opening to porch; obscure double glazed windows to front, carpet tiled flooring, access to:

Reception Room Two

4.51m x 3.89m (14' 10" x 12' 9"). Double glazed bay windows to front, Victorian style fireplace, radiator, fitted carpet, stairs to first floor.

Reception Room One

7.09m x 4.61m > 3.35m (23' 3" x 15' 1" > 11' 0"). Double glazed windows to side and front, two radiators, aluminium framed double glazed sliding door to rear opening to rear garden.

Reception Room Three

3.89m x 3.51m (12' 9" x 11' 6"). Double glazed bay windows to front, feature exposed brick fireplace, radiator, fitted carpet.

Kitchen

3.82m x 3.18m (12' 6" x 10' 5"). Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and double drainer, space for large cooker, space for freezer, breakfast bar area, tiled splashbacks, radiator, vinyl tiled flooring.

Utility Room

3.18m x 2.07m (10' 5" x 6' 9"). Double glazed windows to rear, a range of wall units, boiler, freestanding basin, space and plumbing for washing machine and dishwasher, space for tumble dryer, space for freestanding fridge freezer, aluminium framed single door to rear opening to rear garden.



Ground Floor Bathroom

3.18m x 2.03m (10' 5" x 6' 8"). Inset spotlights to ceiling, obscure windows to side and rear, panelled bath, low-level flush WC, hand wash basin, radiator, tiled walls, vinyl tiled flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed windows to front, radiator, built in over-stairs storage cupboard, two additional built-in storage cupboards, fitted carpet.

Bedroom One

3.89m x 3.5m (12' 9" x 11' 6"). Double glazed windows to front, radiator, fitted wardrobes and fitted vanity unit, built in shelving, fitted carpet.

Bedroom Two

3.54m x 3.35m (11' 7" x 11' 0"). Double glazed windows to side and front, radiator, fitted carpet.

Bedroom Three

3.89m x 2.85m (12' 9" x 9' 4"). Double glazed windows to front, radiator, built-in shelving units, fitted carpet.

Bedroom Four (L-shaped)

3.66m x 3.30m (12' 0" x 10' 10") (Max). Windows with secondary glazing to side, radiator, fitted carpet.

Bedroom Five (L-shaped)

3.35m x 3.3m (11' 0" x 10' 10") (Max). Double glazed windows to side and rear, radiator, fitted carpet.

Bathroom

2.07m x 1.79m (6' 9" x 5' 10"). Obscure windows to rear, panelled bath, shower, low-level flush WC, hand wash basin, tiled walls, radiator, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 75'. Immediate patio, remainder laid to lawn with bush and plant borders, greenhouse, access to The River Wid.

Front Garden

Approximately 93' x 61'. Part laid to lawn and part hardstanding giving off street parking for multiple cars, bush and plants borders.

Side Plot

Approximately 43' wide.

Double Garage

Approximately 659 square foot.