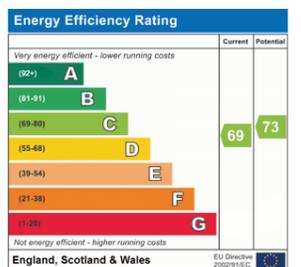


Approximate total area⁽¹⁾
 126.7 m²
 1363 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 3, Bridge Road | AL8 6UN
 T: 01707 339146 | E: welwngc@country-properties.co.uk
 www.country-properties.co.uk

Location, location, location – a well-proportioned family home on the sought-after west side, offering bright and versatile living space with a generous garden.

Situated on the sought-after west side, this well-proportioned family home offers bright and versatile living space. A welcoming bay-fronted lounge flows through to the dining room with French doors opening onto the garden, while the kitchen and additional family room provide flexible space for everyday living, complemented by a convenient downstairs WC and access to the garage

- CLOSE TO TOWN & TRAIN STATION
- SOUGHT AFTER WEST SIDE LOCATION
- SUBSTANTIAL 0.16 ACRE PLOT
- PARKING TO FRONT AND REAR
- SEPARATE DINING ROOM & LOUNGE
- 3 BED SEMI-DETACHED
- EXCELLENT POTENTIAL TO EXTEND (subject to planning)
- GARAGE AND GATED REAR ACCESS

Ground Floor

Entrance Hall

Carpeted entrance hall with a double-glazed porthole window to the side and a radiator beneath. Under-stairs storage cupboards. Doors lead to the kitchen/dining room and lounge, with a carpeted staircase rising to the first floor.

Lounge

Carpeted lounge featuring an open fireplace (with a gas pipe available should the fireplace be converted back). Double-glazed UPVC bay window to the front with radiator beneath. Main fibre-optic internet point.

Dining Room

Carpeted dining room with double-glazed UPVC French doors opening onto the rear garden, with a radiator beneath. Double doors lead through to the lounge.

Kitchen

Tiled-floor kitchen fitted with a range of wall and floor-mounted storage cupboards. Space for a freestanding washing machine and dishwasher. Bosch oven with matching gas hob and extractor hood above. Integrated fridge. Stainless steel sink with chrome mixer tap. Double-glazed bay window overlooking the garden, with a wall-mounted radiator and tiled splashback.

Hallway

Vinyl-floor hallway with double-glazed UPVC window to the front and a further window overlooking the rear garden. Internal doors provide access to the downstairs WC, family room and kitchen.

Utility/ Family Room

Carpeted family room with double-glazed UPVC windows overlooking the garden and a radiator beneath. Separate fuse board powering the family room, garage and garden gate.



Downstairs WC

Two-piece suite comprising a low-level WC and wash basin with tap over. Double-glazed obscure UPVC porthole window to the front-wall-mounted electric heater.

Garage

Electric power door with power and lighting installed. Bench space suitable for a tumble dryer.

First Floor

Landing

Carpeted landing continuing from the staircase, with doors leading to all first-floor rooms. Access to a fully boarded loft. Storage cupboard housing the boiler and water tank.

Bedroom One

Carpeted master bedroom with double-glazed UPVC window overlooking the garden and radiator beneath, with built-in wardrobes and a TV aerial point.

Bedroom Two

Carpeted double bedroom with double-glazed UPVC window overlooking the front of the property, with a radiator beneath and built-in storage cupboards.

Bedroom Three

Carpeted bedroom with double-glazed UPVC window overlooking the front and radiator beneath.

Bathroom

Fully tiled walls and floor. Three-piece bathroom suite comprising low-level WC with dual-flush, wash basin with chrome mixer tap and vanity unit beneath, and bathtub with taps and a rainfall shower over, heated towel rail, extractor fan, and double-glazed obscure UPVC window to the rear.

Exterior

Rear Garden

Rear garden with electrically powered gates providing driveway and garage access. Paved seating area directly outside the French doors. Hedge surrounds with several garden sheds, a greenhouse, and a fish pond with pumps and water feature. Mainly laid to lawn with a variety of shrubs, hedges and flowers. Gated side access to the front.

Front Garden

Paved driveway providing off-road parking for two cars with access to the garage.

