



HEARNES
WHERE SERVICE COUNTS

A spacious four double bedroom character home located in a highly sought after residential and school catchment location. The property offers impressive and flexible accommodation with features including two reception rooms, spacious kitchen, ground floor shower room along with two further bath/shower rooms on the first floor. The property is located within a private plot whilst also benefitting from ample off road parking and a detached tandem garage. The property is offered for sale with no forward chain.

On entering the property an impressive entrance hall, with feature staircase leading to the first floor landing, opens into a spacious living room with feature fireplace overlooking the front aspect. A separate dining room, with a feature exposed brick wall, also overlooks the front aspect and opens into a spacious kitchen/breakfast room which opens onto the front aspect. The kitchen offers a comprehensive range of floor and wall mounted units finished with a matching work surface, space for kitchen appliances and useful utility cupboard. The ground floor accommodation is complete with a shower room.

Situated on the first floor are the property's four bedrooms all of which are generously sized double rooms whilst the master bedroom benefits from an en suite shower room. Completing the accommodation is a further modern fitted family bathroom comprising a WC, wash hand basin and bath with shower over.

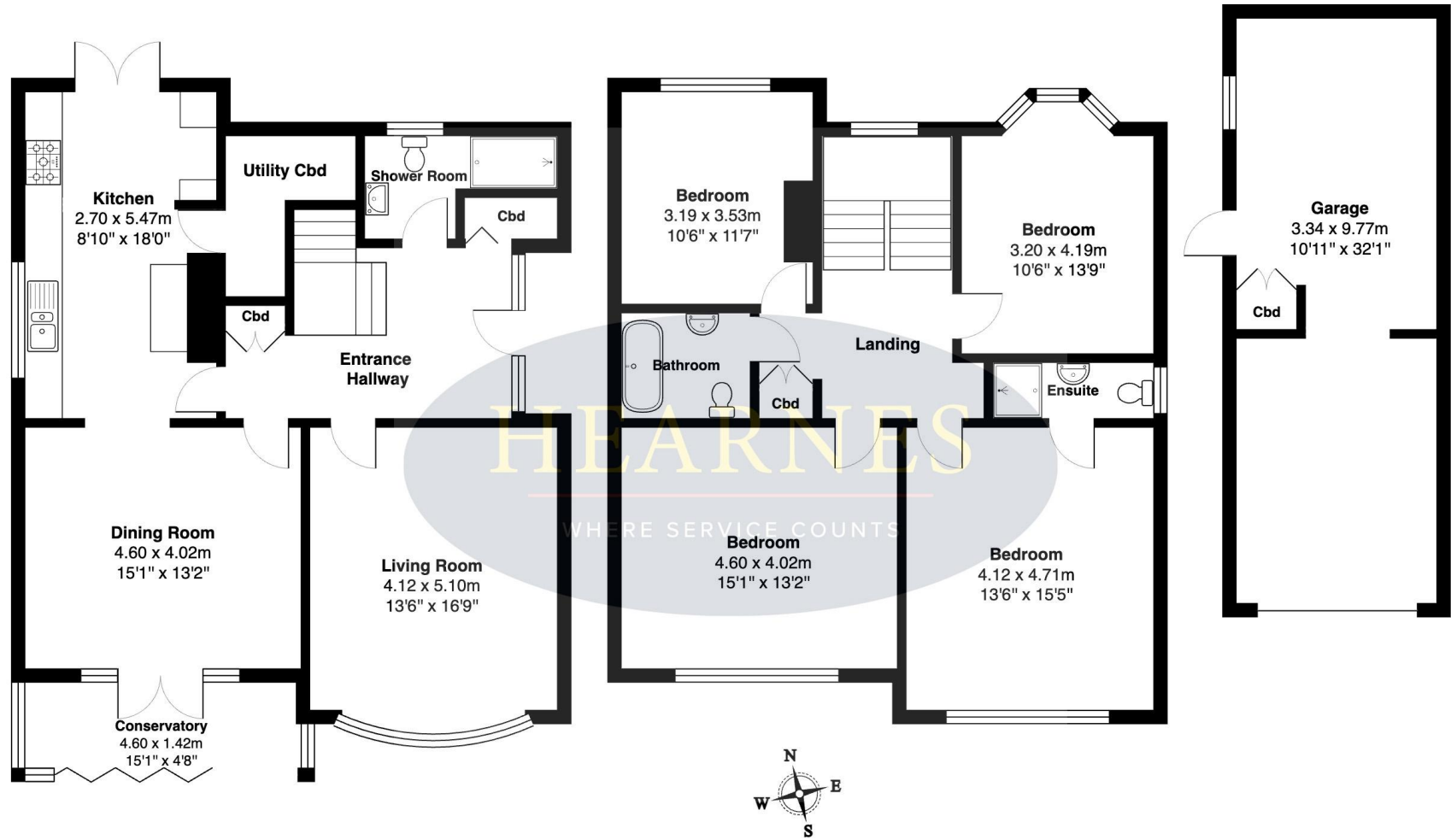
Externally the property features a spacious, private rear garden being mainly laid to lawn with a selection of established flower borders whilst a generously sized patio seating area adjoins the rear of the property. A block paved driveway provides ample off road parking and leads to a detached tandem length garage.

EPC RATING:E

COUNCIL TAX BAND:F

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.





Total Area: 175.1 m² ... 1884 ft² (excluding garage, cbd)

All measurements are approximate and for display purposes only

