

£475,000
Freehold



HUNTER
LEAHY
YOUR PROPERTY EXPERTS

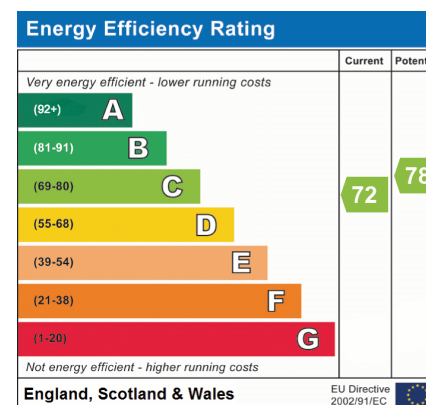


Features

- Versatile 4 Bedroom Semi Detached House
- Superb Central Location
- Entrance Hall & Ground Floor Shower Room
- Fabulous Kitchen/Living Room & Conservatory
- 2 Ground Floor Bedrooms
- Impressive First Floor Suite
- Enclosed Established Rear Gardens.
- Extensive Driveway & Ornamental Front Garden

Summary of Property

An incredible semi detached home, that offers a fabulous blend of style, versatility and open plan living, with the addition of a duly constructed studio/fourth Bedroom which is separate from the main house. This superb addition offers potential uses such as a home office, artist/beauty studio or even bedroom. Located on a popular, non estate road within easy reach of the town centre and ideally placed for access to local schools, amenities and public transport links, this home needs to be viewed to be appreciated. Offered for sale with no onward chain, this well presented home has accommodation arranged over two floors and briefly comprises; Entrance Hall, fabulous Kitchen/Living Room, Conservatory, two Bedrooms and Shower Room to the ground floor with an impressive Principal Suite to the first floor. Outside, there is an extensive block paved driveway and well tended, ornamental garden to the front, whilst the rear gardens are established, secure and private with an abundance flowers and shrubs along with a Pear and Apple tree.



Room Descriptions

Entrance Hall

Entered via double glazed door with attractive full metal security gate on the exterior. Engineered oak flooring, doors to Bedroom Two and Three, Ground Floor Shower Room and Fabulous open plan Kitchen/Living Room.

Bedroom 2

13' 6" x 9' 9" (4.11m x 2.97m)

Built in wardrobes. Engineered oak flooring. Radiator and UPVC double glazed window to front.

Bedroom 3

11' 2" x 10' 0" (3.40m x 3.05m)

Engineered oak flooring. Radiator and UPVC double glazed walk in bay window to front.

Fabulous Open Plan Kitchen/Dining/Living Room

Kitchen Area

Fitted with a range of wall and base units with square edge work surfaces forming an island with inset ceramic sink and drainer with mixer taps and tiled splashbacks. Built in electric oven, gas hob and extractor over. Integrated dishwasher and washing machine. Space for tumble dryer and upright fridge freezer. Larder cupboard provides additional storage. Engineered oak flooring. UPVC double glazed window to rear and UPVC double glazed door to side.

Living Area

Inset feature fireplace with inset gas wood burning stove on a slate hearth with wooden lintel. Engineered oak flooring. Stairs rising to first floor accommodation. French doors opening to Conservatory.

Conservatory

9' 8" x 9' 1" (2.95m x 2.77m)

Of dwarf wall and UPVC construction under a "Planotherm" roof. Engineered oak flooring. Radiator and French doors opening onto rear garden.

Ground Floor Shower Room

Fully tiled and fitted with a white suite comprising; large shower tray with thermostatically controlled rainfall shower plus handheld shower, vanity unit with inset basin and low level W.C. Radiator and vinyl floor covering. UPVC double glazed

window to side.

Principal Suite

17' 10" x 11' 11" (5.44m x 3.63m)

Glorious space with floor to ceiling UPVC double glazed windows to the rear garden and velux skylight to front. Wall separating what possibly could become a dressing area and door to En-Suite Shower Room.

En Suite Shower Room

10' 0" x 5' 7" (3.05m x 1.70m) to eaves storage

Fitted with a white suite comprising; shower quadrant with thermostatically control shower vanity unit with inset basin and low level W.C. Vinyl floor covering.

Bedroom 4/ Studio

16' 2" x 7' 3" (4.93m x 2.21m)

Electric panel radiator and wood effect laminate floor covering. Dual aspect with UPVC double glazed window to front and rear. UPVC double glazed door to side.

Front Garden

Closed by low brick wall with double gates accessing a block paved drive providing ample off street parking and a beautifully ornamental garden with an abundance of flowers, pathways and ornamental features.

Rear Garden

Fully enclosed by timber panel fencing with secure gate access to the front. A level shaped lawn edged with deep, fully stocked boarders. A variety of fruit trees such as apple and pear and a small vegetable patch. Outside sockets and paved patio.

Tenure & Council Tax Band

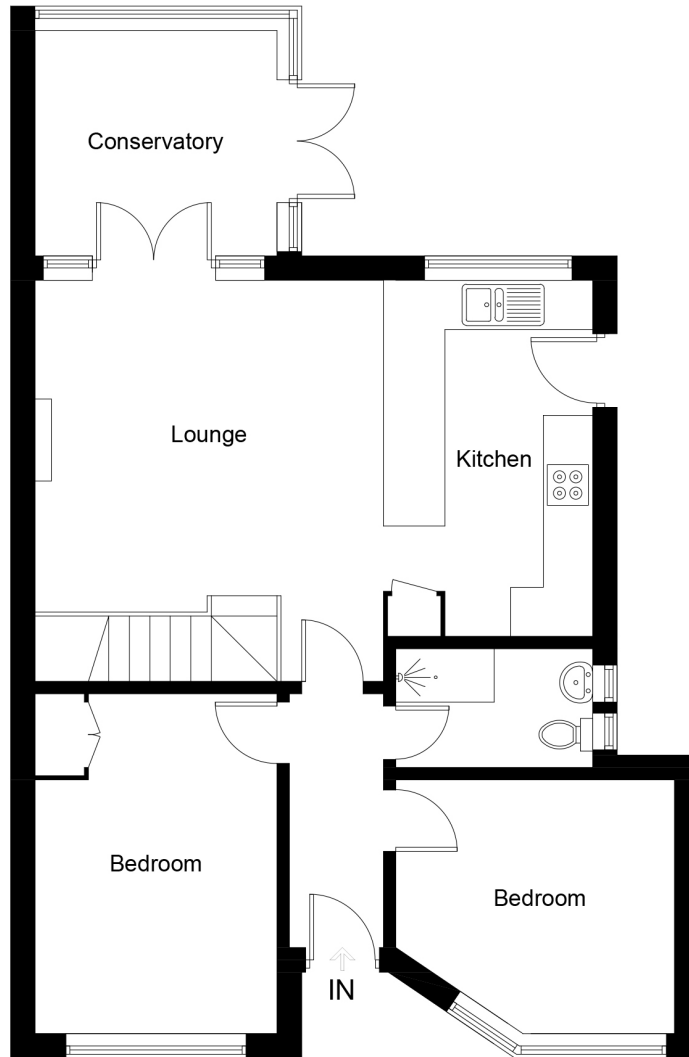
Tenure: Freehold

Council Tax Band: C

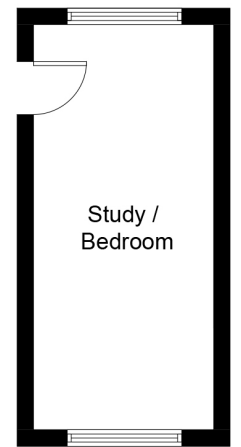


27 Hillcrest Road

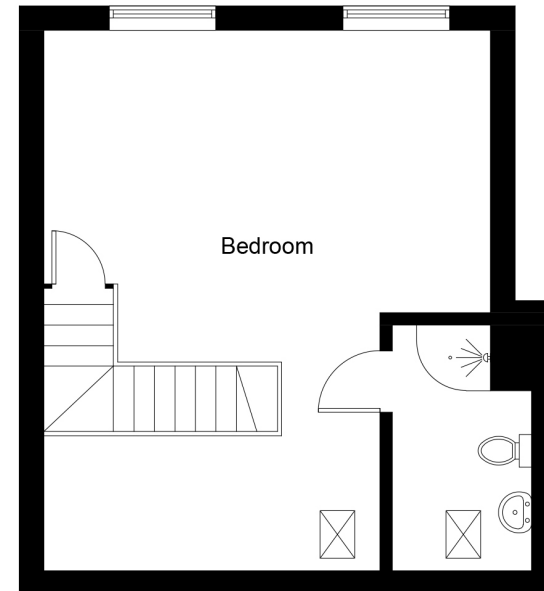
Approximate Gross Internal Area = 120.8 sq m / 1300 sq ft



Ground Floor



(Not Shown In Actual
Location / Orientation)



First Floor

For illustrative purposes only. Not to scale. ID1238286

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Floor Plan Produced by EPC Provision