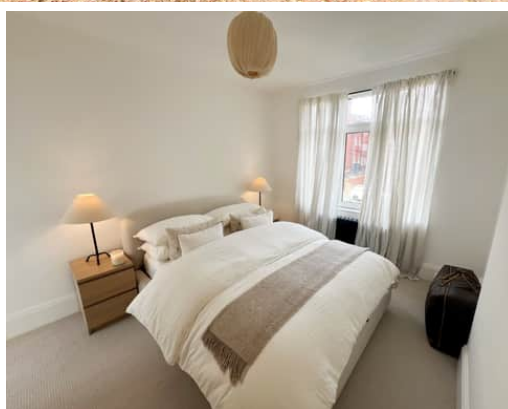


**3 Bedroom(s), Semi-Detached House, Freehold**

**Victorian Crescent, Town Moor.**



- No Chain
- Three Double Bedrooms
- Ground Floor Cloakroom
- Stunning Lounge and Dining Rooms
- Engineered Wooden Flooring Through entire Ground Floor

- Beautifully Refurbished Victorian Semi Detached Family Home In a Sought After Location
- Luxurious Family Bathroom
- Driveway Allowing for Three Cars to Park
- Conservatory
- 3D Virtual Tour Available

**Offers  
Over  
£260,000  
For Sale**

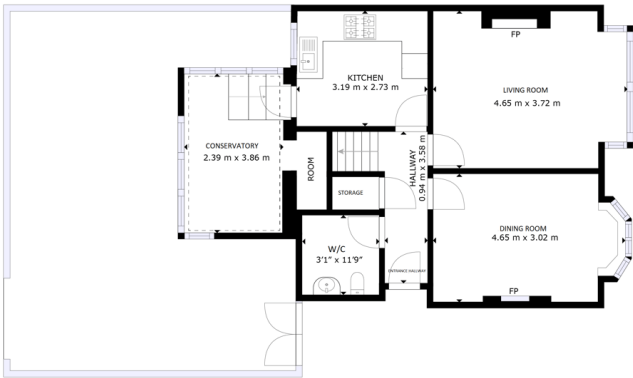
*Book your viewing today* Tel: 01302 247754

## 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.

## Ground Floor

### Floor Plan



FLOOR 1

GROUND INTERNAL AREA  
FLOOR 1: 16.04 m<sup>2</sup> (171 sq ft)  
TOTAL: 16.04 m<sup>2</sup> (171 sq ft)  
SIZES AND DIMENSIONS: TOTAL: 16.04 m<sup>2</sup> (171 sq ft)



Lounge



A handsome cast iron fireplace takes centre stage, complemented by an

## Kitchen





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.

## 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.

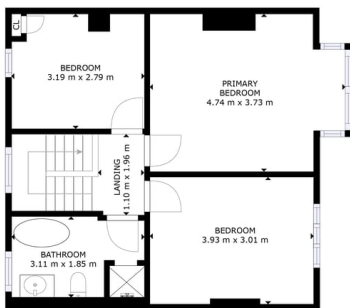
## Ground Floor Cloakroom



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: 106.00 m<sup>2</sup> (1130.00 sq ft) ± 0.10 m<sup>2</sup>  
SIZES AND DIMENSIONS TO FACE UNLESS STATED OTHERWISE. ACTUAL MAY VARY.



## 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-feet, engineered wooden floor, completing the sophisticated and inviting ambience 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

## Energy Performance Certificate

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