

£799,950
Freehold



HUNTER
LEAHY
YOUR PROPERTY EXPERTS



Features

- Imposing Family Residence
- Large Plot With Glorious South Facing Gardens
- Contemporary Styling Throughout
- Central Location With Superb Access to Town Centre, Schools , Amenities & Public Transport Links
- Reception Hall
- Sitting Room
- Stunning Kitchen/Dining/Family Room
- Utility Room & Shower Room
- 4 Double Bedrooms & Family Bathroom
- Driveway, Garage & Gardens

Summary of Property

This absolutely beautiful, extended detached modern residence boasts an extensive array of family living. Constructed in 1953 and renovated in recent years, this immaculate home is placed perfectly with far reaching views, access to town centre, local schools and amenities. Finished to a picturesque standard, the well balanced accommodation briefly comprises; Entrance Hall, Living Room, beautiful open plan Kitchen/Dining/Family Room, Utility Room, Ground Floor Shower Room, Four Double Bedrooms and Family Bathroom. Outside there are spectacular south facing lawns with a large newly laid patio area. The gated frontage gives privacy, is newly laid gravel and allows parking for numerous vehicles.

Room Descriptions

Reception Hall

Entered by hardwood glazed door. Herringbone solid wood flooring. Stairs rising to first floor accommodation with wood treads and central runner. Doors to Sitting Room and double glazed doors to Snug and Kitchen. Understairs storage cupboard.

Sitting Room

19' 4" x 11' 10" (5.89m x 3.61m)

Glorious dual aspect room with natural stone open fireplace. Walk in bay window to front and French doors to rear. Single glazed casement leaded windows to side. Two radiators. Herringbone wood block flooring. Feature panel walling and wall lights.

Kitchen/Dining/Family Room

Snug Area

11' 11" x 9' 11" (3.63m x 3.02m)

Entered by double glazed doors. Herringbone wood block flooring. One feature wall panel. Radiator. Large opening to Kitchen area.

Kitchen/Dining Area

19' 11" x 10' 11" to cupboard fronts (6.07m x 3.33m to cupboard fronts)

Fitted with a contemporary range of wall, base and larder units with quartz work surfaces over. Underhung Belfast style double sink with mixer tap and boiling water setting. Integral dishwasher. Built in eye level electric double oven, full height fridge and freezer as well recycling bins. 2 further large built in larder units, one with power. A quartz work surfaced central island provides additional storage and houses the induction hob with built in extractor. Feature pendant lighting over. 4 ceiling speakers with media unit attached to wall. Large atrium sky light provides extra light, as well as 2 sets of UPVC double glazed French Doors to rear. Natural stone flooring with underfloor heating, provides plenty of space for Cooking and Dining.

Utility Room

17' 7" x 6' 5" (5.36m x 1.96m)

Fitted with a range of wall and base units with marble effect roll edge work surface over. Inset ceramic sink and drainer with mixer tap. Space and plumbing for washing machine and tumble dryer. Stone floor and radiator. Two sets of glazed windows to rear. Door to rear and internal door to boot room and Shower Room. Loft access. Wooden glazed door to front.

Shower Room

7' 8" x 4' 0" (2.34m x 1.22m)

Partly tiled and fitted with a white suite comprising: walk in shower unit with thermostatic shower with built in "cubby hole" storage for toiletries, hand wash basin on chrome washstand and low level W.C. Heated towel rail. Stone flooring and glazed window to front. Extractor fan.

Landing

2 Feature UPVC double glazed windows to front provides glorious far reaching views towards Tickenham hill. Galleried landing with oak and cast-iron spindles. Loft access with ladders. Doors to all Bedrooms and Family Bathroom.

Bedroom 1

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

One featured half panelled wall. Built in wardrobes. Radiator and UPVC double glazed window to rear.

Bedroom 2

12' 8" x 9' 7" (3.86m x 2.92m)

One feature panelled wall. Radiator and UPVC double glazed window to rear.

Bedroom 3

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

One feature half panel wall. Radiator and UPVC double glazed window to rear.

Bedroom 4

10' 0" x 6' 10" (3.05m x 2.08m)

Feature half panel wall and wall lights. Radiator and UPVC double glazed window to front.

Family Bathroom

9' 5" x 7' 7" (2.87m x 2.31m)

Partly tiled and fitted with a white suite comprising: Freestanding bath with mixer taps and hand held shower attachment, walk-in shower with thermostatic "rainfall" and handheld shower, vanity unit with mounted basin and mixer taps. Love level W.C. Tiled floor with underfloor heating. Extractor and frosted double glazed window to side.

Front Garden

9' 5" x 7' 7" (2.87m x 2.31m)

Closed by natural hedge line and laurel bushes. Entered via double wooden gates to a large expansive ornamental gravel driveway. Large laid to lawn area to the side with shrub borders. Outside lighting and sockets.

Garage

Sliding wooden door to front. Wooden pedestrian door to rear. Glazed leaded window to rear. "Ideal" wall mounted gas combi boiler. Lighting and power connected.

Rear Garden

Of a great size, this glorious south facing, landscaped garden offers a great deal of privacy. The gardens laid to wonderful curved porcelain patio with pergola seating area. The rest is laid to lawn, edged with a raised bed area of ornamental gravel which runs to the rear of the garden. There is then a section offset which is laid to gravel and houses a large metal storage shed. Closed by natural hedging and timber panel fencing with secured gate access to the front. Outside lights and outside tap.

Tenure & Council Tax Band

Tenure: Freehold

Council Tax Band: E

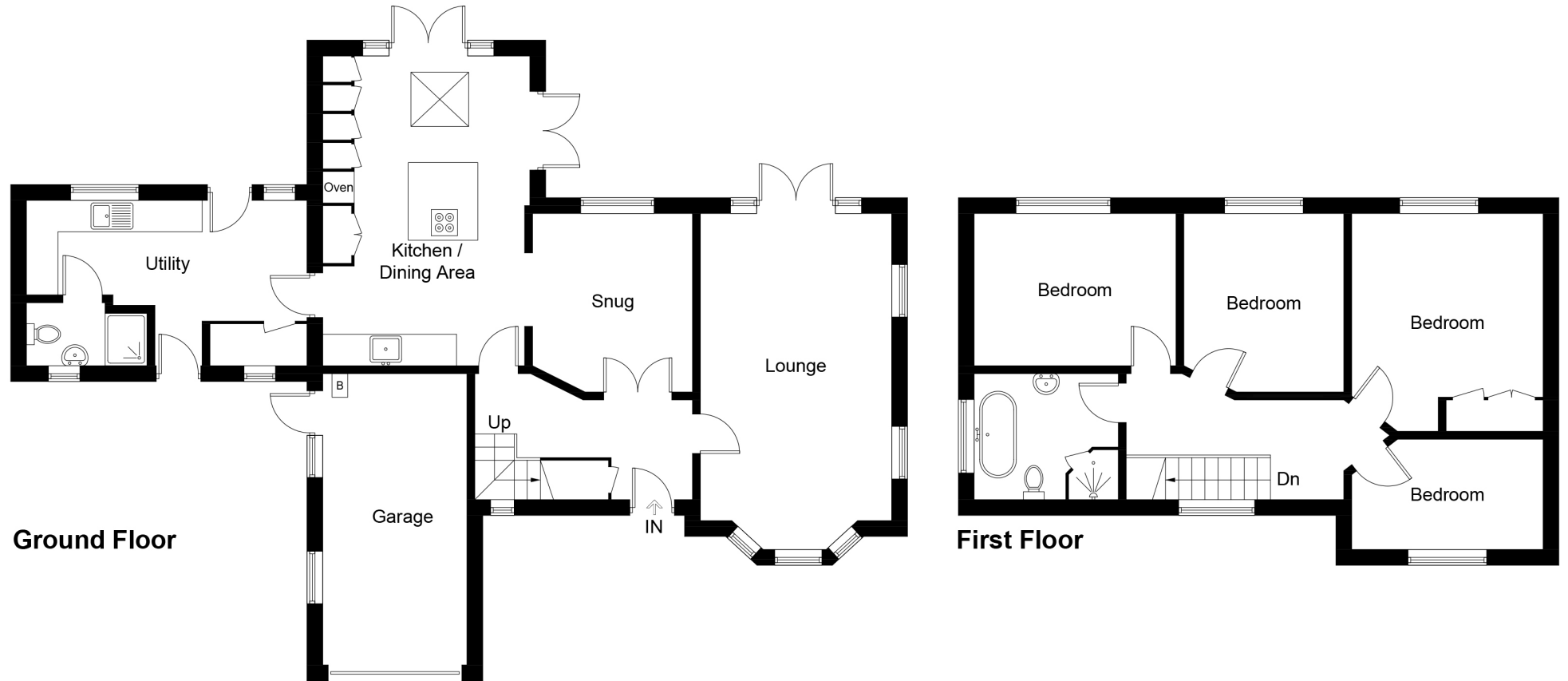


69 Southfield Road

Approximate Gross Internal Area = 147.5 sq m / 1588 sq ft

Garage = 15.4 sq m / 166 sq ft

Total = 162.9 sq m / 1754 sq ft



For illustrative purposes only. Not to scale. ID1162716

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