





## PROPERTY DESCRIPTION

An impressive FOUR BEDROOM semi-detached family home which has been comprehensively refurbished by the current vendors. The accommodation is bright, presented beautifully throughout and set over two floors. The ground floor comprises; entrance porch, entrance hall, bay fronted lounge, an outstanding 27' kitchen/diner/family room spanning the full width of the property with plenty of natural light, utility room, WC and garage. To the first floor there are four bedrooms and a re-fitted contemporary family bathroom. Outside there is off road parking and a landscaped SOUTHERLY ASPECT rear garden with two large patio areas. An internal viewing is needed to fully appreciate this wonderful property.

## FEATURES

- Four Bedroom Semi-Detached House
- Presented Immaculately Throughout Having Undergone Significant Improvement By The Current Vendors
- Bay Fronted Lounge
- South Facing Garden With Two Large Patio Areas
- Utility Room
- Off Road Parking
- Re-Fitted Contemporary Bathroom
- Council Tax Band - C
- VENDOR SUITED





## ROOM DESCRIPTIONS

### Entrance Porch

Accessed via UPVC front door, double glazed windows to the front and side, tiled floor.

### Entrance Hall

Accessed via wooden door with glazed patterned inserts, glazed window to the front, stairs rising to the first floor, under-stairs cupboard, Victorian style radiator.

### Bay Fronted Lounge

12' 5" into bay x 12' 2" (3.78m into bay x 3.71m) Double glazed bay window to the front, feature exposed brick chimney breast with recessed shelving and storage to each side, vertical radiator.

### Kitchen/Diner/Family Room

27' 3" x 11' 5" max (8.31m x 3.48m max) An impressive and comprehensively refurbished room spanning the full width of the property with double glazed bay window to the rear, further double glazed window overlooking the garden and double and single door leading to the garden, spotlights, a range of matching modern wall and base cupboards with fitted drawers, space for range style cooker with Rangemaster extractor fan over, built-in dishwasher and fridge/freezer, wine rack, larder cupboard, built-in microwave, a range of quartz working surfaces with inset butler sink with Victorian style mixer tap and grooved drainer, two vertical radiators.

### Utility Room

6' 1" x 5' 5" (1.85m x 1.65m) Spotlights, space for multiple appliances including washing machine, wall mounted cupboards.

### WC

Spotlights, low level WC, wash hand basin with chrome mixer tap and cupboard under.

### First Floor Landing

A split landing, access to loft space via hatch.

### Bedroom One

12' 3" x 11' 0" (3.73m x 3.35m) Double glazed window to the front, Victorian style radiator.

### Dressing Room/Walk-In Wardrobe

7' 8" x 5' 8" (2.34m x 1.73m) Double glazed window to the front.

### Bedroom Two

10' 5" x 9' 11" (3.17m x 3.02m) Double glazed window to the rear, Victorian style radiator.

### Bedroom Three

8' 2" x 6' 8" (2.49m x 2.03m) Double glazed window to the rear, Victorian style radiator

### Bedroom Four

11' 10" x 8' 9" (3.61m x 2.67m) Double glazed window to the front, Victorian style radiator.

### Family Bathroom

8' 2" x 6' 9" (2.49m x 2.06m) Double glazed patterned window to the rear, a magnificent re-fitted family bathroom comprising; P-shaped panelled bath with fitted screen, waterfall tap with Victorian style hand controls, handheld attachment and rain effect shower over, low level WC, pedestal wash hand basin with mixer tap, part tiled walls.

### Garage

Accessed via electric roller door and door from the utility, wall mounted gas fired boiler.

### Outside

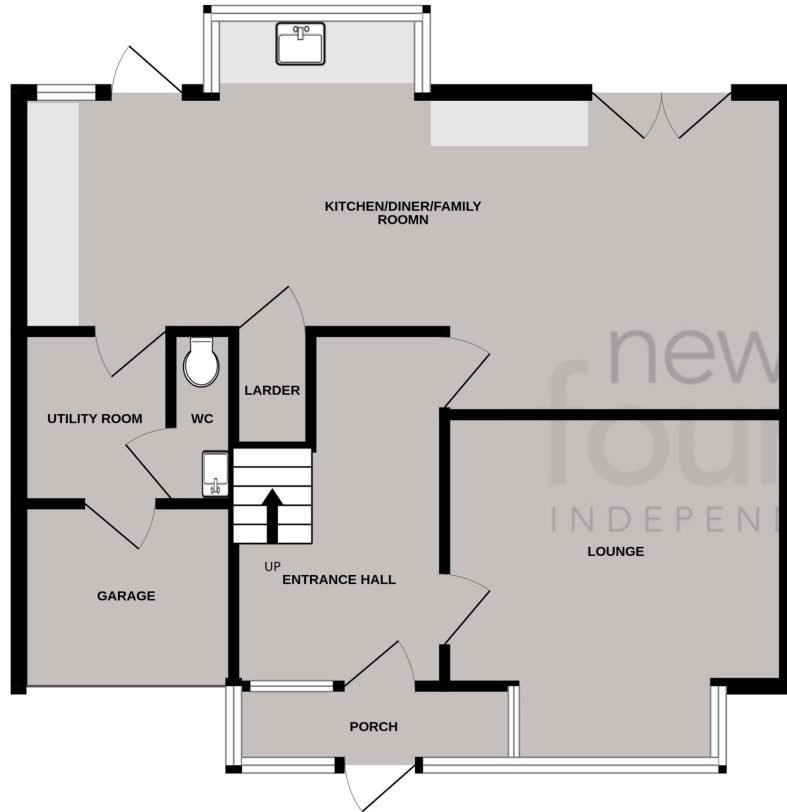
To the front there is a driveway providing off road parking.

The rear garden benefits from a southerly aspect and has been landscaped by the current owners.

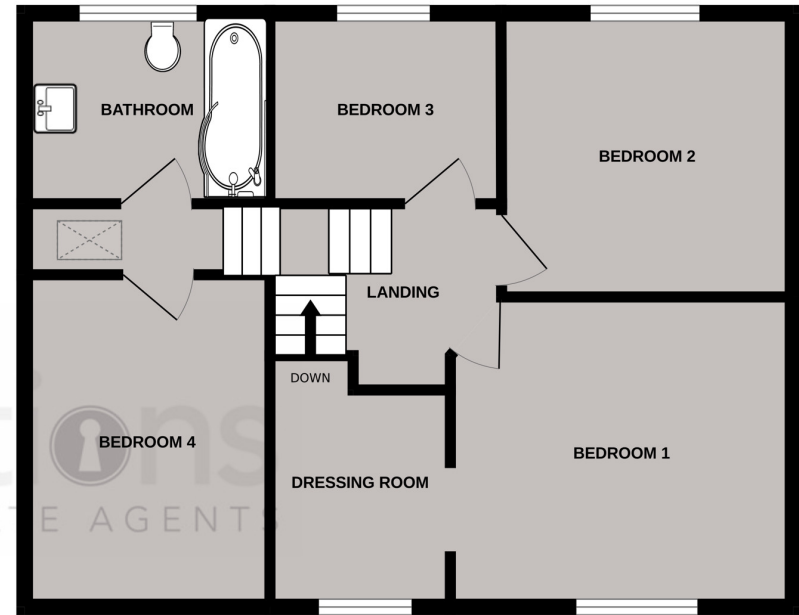
Adjacent to the rear of the property there is an extensive patio making an idea entertaining area, raised bed, water tap, outside lighting, stairs rising to the middle area of garden which is laid to lawn, timber framed shed, steps up to a further large patio with plenty of space for table and chairs, feature brick surround with mature tree.

# FLOORPLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		61
(39-54)	<b>E</b>	43	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

