

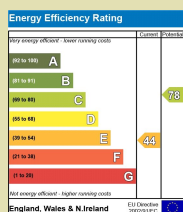
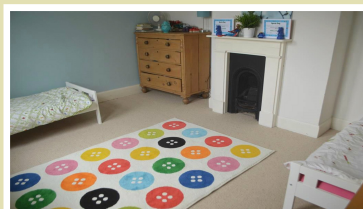
**Bedroom Four** 8' 8" x 6' 1" (2.64m x 1.85m)  
Radiator. Coved ceiling. Sash window to front.

**Bathroom** White suite comprising; panelled bath with chrome mixer tap and wall mounted shower over. Heated towel rail. Low level WC and pedestal wash hand basin. Frosted sash window to rear. Inset lighting. Tiled walls and flooring. Coved ceiling.

## Outside

**Front Garden** Enclosed by brick wall and wrought iron fencing and hedging. Tarmac driveway with parking for approximately 3 cars.

**Rear Garden** Enclosed rear garden with gated side access. Lawn, slated patio and paving to side. Outside tap. Pergola with decking and door to summer house.



Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.

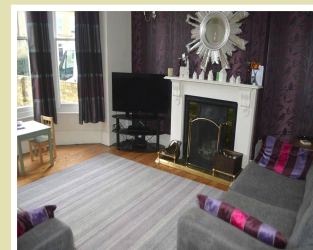
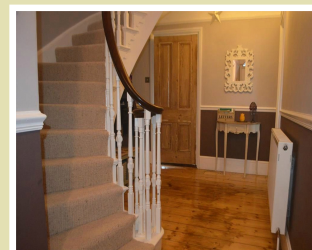


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This stunning detached double fronted Victorian property is prominently situated on this highly regarded location in Sandy.

- TASTEFULLY REFURBISHED
- DETACHED
- DATING BACK TO LATE VICTORIAN
- HIGH CEILINGS, PICTURE RAILS & FIREPLACES
- SOME ORIGINAL FEATURES
- 3 RECEPTION ROOMS

- KITCHEN/BREAKFAST ROOM
- RE-FITTED DOWNSTAIRS SHOWER ROOM
- 4 BEDROOMS
- RE-FITTED EN-SUITE
- FAMILY BATHROOM
- VIEWING RECOMMENDED

## Ground Floor

Front door into:

**Reception Hallway** Picture rail and dado rail. Coved ceiling. Exposed strip floorboards. Sweeping staircase to first floor. Radiator. Decorative ceiling rose. Doors to all rooms.

**Dining Room/Family Room** 15' 11" x 12' 10" into bay sash window (4.85m x 3.91m)  
Open fireplace in marble hearth and slate surround. Picture rail. Decorative ceiling rose. Radiator. Exposed stripped floorboards.

**Lounge** 14' 8" x 12' 10" (4.47m x 3.91m)  
Open fireplace in tiled hearth and cast iron surround. Sash window to front. Radiator. Picture rail. Decorative ceiling rose. Exposed stripped floor boards.

**Kitchen** 17' 1" x 12' 11" (5.21m x 3.94m)  
Sash windows to side and french doors to rear garden. Coved ceiling. Decorative ceiling rose. Inset lights. Slate tiled flooring. Wall and base units with work surfaces over. Sink with single drainer with mixer tap. Space for fridge/freezer. Re-fitted electric double oven, 5 ring gas hob and extractor hood over. Radiator. Cupboard housing boiler and fuse box and meter. Matching island with drawer units.

**Study** 7' 9" x 7' 1" (2.36m x 2.16m)  
Sash window to rear. Decorative ceiling rose. Coved ceiling.

**Utility Room** 8' 5" x 8' 1" (2.57m x 2.46m)  
Wall and base units with stainless steel sink unit with mixer tap Radiator. Space for washing machine. Sash window to side.

**Shower Room** Re-fitted suite comprising; low level WC, wash hand basin and fully tiled shower cubicle with shower over. Inset lighting. Heated towel rail. Extractor fan. Coved ceiling. Sash window to side.

## First Floor

**Landing** Radiator. Dado rail and picture rail. Coved ceiling. Access to insulated loft space. Doors to:

**Master Bedroom** 17' 7" x 10' 7" (5.36m x 3.23m)  
Built in wardrobes with hanging rail, drawer unit and shelving. Radiator. Picture rail. Coved ceiling. Decorative ceiling rose. Sash window to front. Door to:

**Re-fitted En-suite** 8' 6" x 6' 6" (2.59m x 1.98m)  
Fully tiled shower cubicle with shower over. Low level WC and inset basin with storage cupboard and drawers under. Tiled flooring. Frosted sash window to rear.

**Bedroom Two** 13' 2" x 12' 11" (4.01m x 3.94m)  
Radiator. Coved ceiling. Picture rail. Decorative ceiling rose. Sash windows to front and side.

**Bedroom Three** 12' 10" x 10' 11" (3.91m x 3.33m)  
Radiator. Feature fireplace. Coved ceiling. Picture rail. Decorative ceiling rose. Sash window to rear.