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- Stunningly Presented Victorian Residence
- Re-Fitted Kitchen/Breakfast Room Incorporating Family Room
- Desirable Conservation Area
- Two Generous Reception Rooms
- Detached 19' Work Shop/Garaging
- Generous Four Double Bedroom Accommodation
- Garaging and Private Drive Way
- Mature And Well Tended Gardens
- Family Bathroom And Two En Suite Facilities



Glazed Panel Door To

Reception Hall

Tongue and groove panel work, dado rail, stairs to first floor, stripped Pine flooring, free standing cast iron radiator.

Sitting Room

14' 6" x 12' 5" (4.42m x 3.78m)

Formal reception room with high ceilings, original mouldings and cornicing, central functional fireplace with marble hearth and inset wood burner, telephone points, two radiators, sash bay window to front aspect, wall light points.

Dining Room

11' 9" x 9' 11" (3.58m x 3.02m)

Solid Oak flooring, central fire place recess with wood burner, picture rail, integral plate rack, French doors accessing garden terrace to the rear, double panel radiator.

Inner Hall

Coats hanging area, large under stairs storage cupboard with lighting.

Utility/Cloakroom

Re-fitted in a two piece white suite comprising low level WC, inset wash hand basin with tiling, appliance spaces, ceramic tiled flooring.

Kitchen/Breakfast Room incorporating Family Room

26' 5" x 10' 4" (8.05m x 3.15m)

Beautifully re-fitted in a range of base and wall mounted cabinets, with complementing Oak work surfaces and up-standers, a light double aspect space with French doors accessing garden terrace to the rear and two further windows and glazed door to side, conservation roof light to rear garden, drawer units and further pan drawers, integral ceramic hob, one and a half drainer ceramic sink unit with mono bloc mixer tap, ceramic tiled flooring with under floor heating, appliance spaces, double electric oven.

First Floor Landing

Galleried with coving to ceiling, stairs extending up to second floor, storage cupboards.

Family Bathroom

Fitted in a three piece contemporary white suite comprising low level WC with concealed cistern, over sized wash hand basin with mixer tap and tiling with contour border tiling, 'P' shaped panel bath with independent shower unit fitted over.

Bedroom 1

12' 1" x 11' 7" (3.68m x 3.53m)

UPVC window to front aspect, radiator and fitted cupboard.

En Suite Shower Room

Fitted in a three piece range of white sanitary ware comprising low level WC, wash hand basin with tiling, heated towel rail, screened shower enclosure with independent unit fitted over, vinyl flooring.

Bedroom 2

11' 8" x 10' 0" (3.56m x 3.05m)

UPVC window to rear aspect, fitted wardrobe with hanging and shelving.

Bedroom 3

11' 11" x 10' 5" (3.63m x 3.17m)

UPVC window to rear aspect and radiator.

Second Floor

Accessing

Bedroom 4

17' 10" x 11' 9" (5.44m x 3.58m)

An open plan loft conversion with exposed brick work chimney feature, Velux window, eaves storage space, radiator, two piece range of sanitary ware comprising low level WC and inset wash hand basin.

Outside

To the rear are beautifully mature and private gardens with a central lawn area edged in specimen evergreen and deciduous shrubs and flower beds, several seating areas, a selection of ornamental trees, a pleasantly positioned summer house enjoying views over the garden. To the rear is a private drive way sufficient for one large vehicle accessing the **Over Sized Garage And Work Shop** measuring approximately 19' in length with up and over door, power and lighting.

Agents Note

As is often typical of a property of this age and nature there is a small element of the outside wall that is of single skin construction. Potential purchasers should make their own enquiries if requiring a mortgage to source a suitable product.

Tenure

Freehold

Council Tax Band - C

