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- Appealing Edwardian Family Home
- Re-Fitted Family Bathroom And Downstairs Cloakroom
- Retaining Lots Of Character Features
- Gated Two Car Driveway
- Three Double Bedrooms With En Suite To Principal Bedroom
- Extended Kitchen/Breakfast Room
- Mature And Private 130' Rear Garden
- No Forward Chain And Immediate Vacant Possession



Recessed Entrance Porch To
Leaded light panel door to

Entrance Hall
Stairs to first floor, single panel radiator, exposed timber floor boards, inner door to

Sitting Room
12' 6" x 12' 5" (3.81m x 3.78m)
Bay window with UPVC windows to front aspect, fitted cabinet, central decorative cast Victoriana fireplace with moulded timber surround and tiled hearth, double panel radiator, TV point, telephone point, moulded skirting and picture rail, exposed timber floor boards



Dining Room
13' 0" x 12' 4" (3.96m x 3.76m)
UPVC picture window to rear aspect, moulded skirting, double panel radiator, central fireplace recess with decorative tiled hearth, exposed timber floor boards.

Cloakroom/Utility Room
6' 7" x 5' 9" (2.01m x 1.75m)
Fitted in a two piece white suite comprising low level WC, corner wash hand basin with mono bloc mixer tap and tiling, UPVC window to front aspect, plumbing for automatic washing machine, shelving, single panel radiator, decorative print vinyl flooring.



Kitchen/Breakfast Room
11' 3" x 10' 10" (3.43m x 3.30m)
A light double aspect room with UPVC window to side and double glazed bi-fold doors accessing garden terrace, re-fitted in a range of base and wall mounted Shaker pattern cabinets with complementing work surfaces and re-tiled surrounds, inset ceramic sink unit, integrated automatic dishwasher and fridge freezer, drawer units, pan drawers, electric and gas cooker points with bridging unit and extractor fitted above, recessed lighting, peninsular breakfast bar, ceramic style contemporary slate flooring, underfloor heating.



First Floor Gallered Landing
UPVC window to side aspect, access to insulated loft space, UPVC window to side aspect.

Principal Bedroom
13' 4" x 9' 9" (4.06m x 2.97m)
Double panel radiator, central feature Victoriana cast decorative fireplace with tiled hearth and surrounds, UPVC picture window to front aspect, inner door to



En Suite Shower Room
6' 4" x 4' 9" (1.93m x 1.45m)
Fitted in a three piece contemporary white suite comprising low level WC, suspended vanity wash hand basin with drawer unit and mono bloc mixer tap, screened shower enclosure with independent multi head shower unit fitted, recessed lighting, extractor, full ceramic tiling, ceramic tiled flooring.

Bedroom 2
9' 10" x 9' 4" (3.00m x 2.84m)
UPVC window to rear aspect, double panel radiator, central cast decorative fireplace with tiled hearth.

Bedroom 3
10' 6" x 8' 0" (3.20m x 2.44m)
UPVC picture window to rear aspect, single panel radiator, cupboard housing gas fired central heating boiler serving hot water system and radiators.

Family Bathroom
8' 2" x 5' 11" (2.49m x 1.80m)
Re-fitted in three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, panel bath with folding shower screen with independent overhead shower unit and mixer tap, contemporary tiling, recessed lighting, UPVC window to side aspect, decorative print vinyl flooring.

Outside
The front garden is neatly tended and enclosed by brick walling and wrought iron gate. Double gated access (shared with the neighbour at no 13) leads to a gravel driveway and concrete standing gives provision for two large vehicles. The parking area could easily be extended if required or indeed garaging built subject to relevant planning permission. The gardens are beautifully stocked, mature and private measuring approximately 130' in length with established lawns, stocked varieties of evergreen shrubs and ornamental trees and a timber shed. The gardens are enclosed by high boundaries and screened by established notable trees.

Buyers Information
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

Tenure
Freehold
Council Tax Band - C

