



HEARNES

WHERE SERVICE COUNTS

A beautifully presented four double bedroom detached character home located in the sought after Queens Park location situated within easy reach of the popular Queens Park Golf Course, main transport links and Town Centre. The property has been superbly updated by the current owners and features two reception rooms, impressive open plan kitchen/living/dining room along with a self contained one bedroom annexe with its own private garden. The property further benefits from a southerly facing rear garden and ample off road parking whilst offering spacious and flexible living accommodation throughout.

On entering the property a welcoming entrance hall, with a feature staircase to the first floor landing, leads into a separate living room with feature bay window, pleasant dual aspect outlook and feature wood burning stove. A further separate reception room offers an ideal study or separate living area whilst leading into the main dining room. A particular feature of the ground floor accommodation is the impressive open plan kitchen/living/dining room which overlooks and provides access to the southerly facing rear garden, via bi-folding doors. The kitchen area offers a comprehensive range of floor and wall mounted units finished with a solid wood work surface, large kitchen island and range of kitchen appliances. The ground floor accommodation is complete with a separate utility room and WC.

Situated on the first floor are the property's four bedrooms, all of which are double in size with the master bedroom being complete with a luxury en suite shower room. The main house accommodation is complete with a modern fitted family bathroom comprising a WC, wash hand basin, bath and separate shower enclosure.

The property benefits from a modern, self contained annexe which features a spacious double bedrooms, modern bathroom and open plan kitchenette/ living room with bi folding doors opening on the a private area of garden.

The main garden offers a pleasant southerly aspect with a decked seating area adjoining the rear of the property offering an ideal outdoor dining and entertaining area with the remainder of the garden laid to lawn along with an established, landscaped seating area to the rear. To the front a driveway offers ample off road parking for numerous vehicles.

**EPC RATING: D  
F**

**COUNCIL TAX BAND:**

**AGENTS NOTE:** The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.











[www.hearnes.com](http://www.hearnes.com)

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