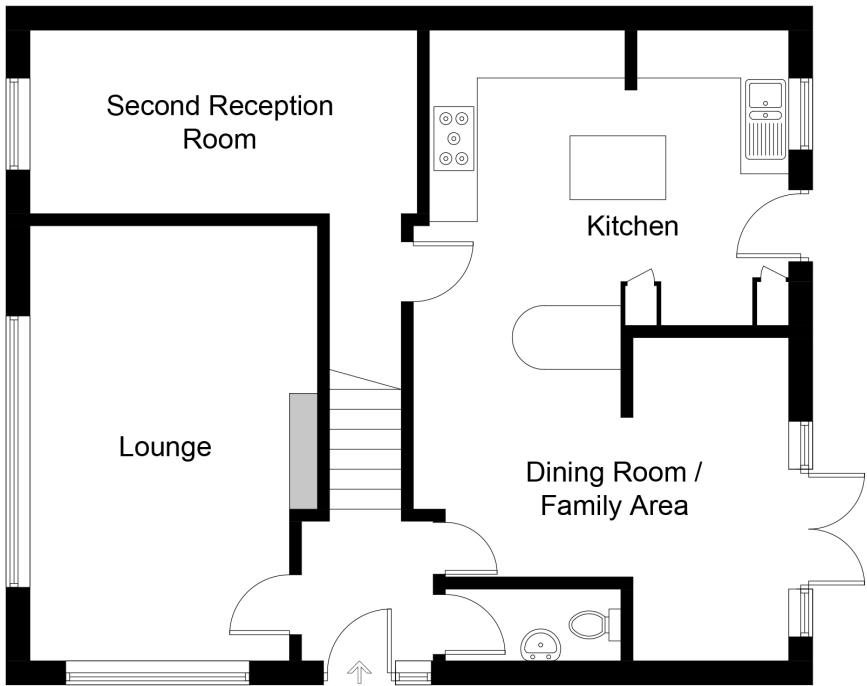


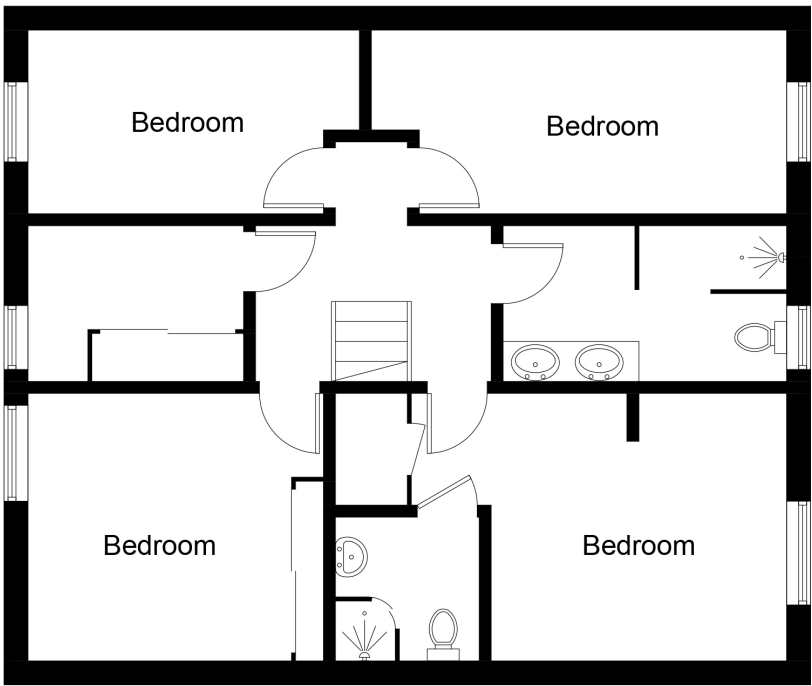


33 Southfield Road

Approximate Gross Internal Area = 150.6 sq m / 1621 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	72	81
	EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale. ID1174322  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor Plan Produced by EPC Provision





This absolutely beautiful, extended link detached family home boasts an array of space which would suit most growing families. The property benefits from a large, contemporary Kitchen/Dining Room, perfect for entertaining, as well as two further reception rooms providing extra space. Both Bathrooms were finished to a high standard in 2024, with tasteful features throughout. Located on the Northern edge of town, this immaculate home is positioned perfectly for access to the town centre and local schools. The accommodation briefly comprises; Entrance Hall, Cloakroom, Sitting Room, Open Plan Kitchen/Dining Room, Family Room, Principle Bedroom with En- Suite Shower Room, Four Further Bedrooms and Spacious Family Bathroom. Outside, the low maintenance gardens benefit from laid to patio, generous artificial lawn area and garden shed with lighting and power. Traditional frontage provides parking with multiple cars.

ROOM DESCRIPTIONS

**Entrance Hall**  
Entered via UPVC double glazed door. Vinyl flooring and stairs rising to first floor accommodation. Door to Cloakroom, Sitting Room and Spacious open plan Kitchen/Dining Room.

**Sitting Room**  
Bright and airy room with UPVC double glazed window to both front and side. Feature fireplace with inset coal effect gas fire with wooden mantle, tiled surround and hearth. Radiator.

**Cloakroom**  
Fitted with a white suite comprising; Low level W.C and ceramic pedestal hand wash basin with mixer tap. Tiled low shelf and vinyl flooring. Extractor fan.

**Glorious Open Plan Kitchen/Dining Room**

**Dining Area**  
16' 1" x 13' 7" (4.90m x 4.14m) max  
Wood effect laminate flooring throughout. UPVC double glazed French doors to rear with two full height matching side panels. Radiator. Flows seamlessly into the Kitchen area.

**Kitchen**  
15' 5" x 12' 2" (4.70m x 3.71m)  
Fitted with a range of wall and base units with roll over work surfaces and upstands over. Inset one and a half bowl ceramic sink and drainer with mixer tap over. Space for range cooker, American style fridge/freezer, washing machine and tumble dryer. Feature island houses further base units providing extra storage and additional work surface space. Integral dishwasher. UPVC double glazed window and patio door to rear. Radiator. Door to storage area which has an opening to the Family Room.

**Family Room**  
15' 10" x 7' 10" (4.83m x 2.39m)  
Radiator and UPVC double glazed window to front.

**First Floor Landing**  
Loft access. Doors to all Bedrooms and Family Bathroom.

**Principle Suite**  
15' 7" x 10' 11" (4.75m x 3.33m)  
A stunning room of great proportions. UPVC double glazed window to rear. Radiator and storage cupboard. Door to En-Suite Shower Room

**En-Suite Shower Room**  
Partly tiled and fitted with a white suite comprising; shower quadrant with thermostatic shower unit, vanity unit with inset basin and concealed cistern low level W.C. Fitted mirror with lighting. Extractor fan and heated towel rail.

**Bedroom Two**  
11' 11" x 11' 1" (3.63m x 3.38m)  
Fitted wardrobe with sliding mirrored doors. UPVC double glazed window to front and radiator.

**Bedroom Three**  
17' 7" x 7' 2" (5.36m x 2.18m)  
UPVC double glazed window to rear and radiator.

**Bedroom Four**  
14' 1" x 7' 3" (4.29m x 2.21m)  
UPVC double glazed window to front and radiator.

**Bedroom Five**  
8' 10" x 6' 4" (2.69m x 1.93m)  
UPVC double glazed window to front and radiator.

**Beautiful Family Bathroom**  
Re-fitted in 2024 and incredibly spacious, this partly tiled, bright and airy family bathroom comprises; double walk in shower unit with thermostatic rainfall shower with built in "cubby hole" storage for toiletries, large vanity unit with composite surface houses inset "his and hers" double basin with matching mixer taps and concealed cistern low level W.C. Heated towel rail, extractor fan and UPVC double glazed window to front.

**Rear Garden**  
Fully enclosed by timber panel fencing. Beautiful laid to patio area accessed from both Kitchen

