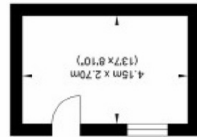




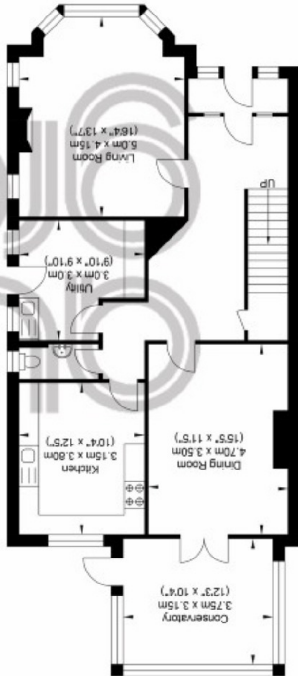
Approximate Gross Internal Area = 255.82 sq m / 2753.62 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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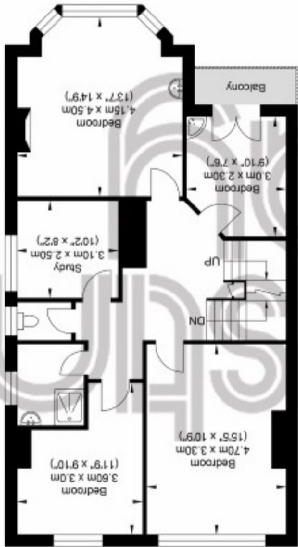
Lower Ground Floor
Approximate Floor Area
120.66 sq ft
(11.21 sq m)



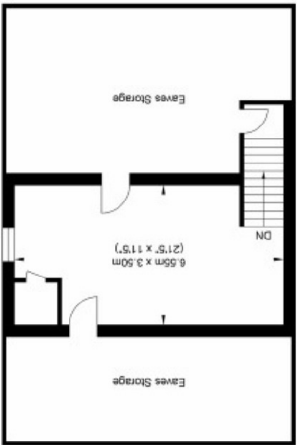
Ground Floor
Approximate Floor Area
1015.03 sq ft
(94.30 sq m)



First Floor
Approximate Floor Area
857.23 sq ft
(79.64 sq m)



Second Floor
Approximate Floor Area
760.66 sq ft
(70.67 sq m)



***** Contact us for virtual walk through viewing*****

A substantial, semi-detached, 5 bedroom family home measuring 2753 sq ft/255 sq m lending itself to some modernisation and updating whilst benefitting from off-road parking with a large, south-facing, rear garden.



Gated path leads to an enclosed entrance porch with quarry tiled step and glazed front door that opens into a spacious reception hallway with beamed ceilings, plate shelves and under stairs storage.

Situated at the front of the house is a lovely, bay fronted sitting room with fireplace set within an oak surround and over mantel with stained glass leaded light windows to either side, plate shelves and coved ceiling.

Situated at the rear of the house is a separate dining room and kitchen which lends themselves to being knocked through and/or extended if required subject to any consents that may be necessary. The kitchen has a range of roll edged work surfaces with cupboards and drawers both above and below, inset four ring gas hob with extractor hood above, double oven, sink, space and plumbing for washing machine, standing space for appliances and breakfast table and chairs, wall mounted boiler, double glazed window overlooks the rear garden.

The dining room has glazed French doors which lead out to a conservatory with a quarry tiled herringbone floor,

polycarbonate roof and windows that overlook the rear garden that is accessed through a glazed door.

Utility room has sink and space and plumbing for a washing machine, work surface with cupboard storage and ample appliance standing space, door to the side with windows to either side leading out to the rear garden.

Cloakroom/WC.

First-floor landing has stairs rising to the roof space which is currently boarded and carpeted with the double glazed window to the side and access to eaves storage both to the front and rear. This area lends itself to creating another bedroom and en-suite facilities if required, subject to the necessary consents.

There are five bedrooms situated on the first floor, with the main bedroom being situated at the front of the house with double glazed bay window and a cast-iron fireplace.

Adjacent to the main bedroom is a fifth bedroom with UPVC double glazed, French doors that open onto a small balustraded balcony. This room currently has a wash hand basin and the opportunity exists to potentially create en-suite facilities if required.

Situated at the rear of the house are two double bedrooms which both overlook the established, rear garden.



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.