

# 11 Old Church Road

Whitchurch CF14 1AA

- Semi-detached
- Three bedrooms
- Conservatory
- Enclosed rear garden
- Whitchurch village location
- Downstairs Cloakroom
- EPC - D

£375,000

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This charming three bedroom semi-detached property is conveniently situated within a stone's throw of Whitchurch village and all it's attractive amenities.

Accommodation comprises of: Entrance, hallway, lounge/diner, basement, kitchen, breakfast room and Conservatory, utility and cloakroom. To the first floor: landing, three bedrooms and a family bathroom. The property further benefits from an enclosed rear garden and garage.

Viewings are recommended, please call 02920 623115 or email to enquire.

### Entrance

Entered via a wood glazed door to the front aspect with glazed window over.

### Hallway

Entrance hall with stairs to the first floor, wood flooring, radiator and Dado rail.

### Lounge/Diner 21'1 max x 12'8 (6.43m max x 3.86m)

Double glazed PVC window to the front, two radiators, wood flooring. Brick exposed chimney breast with slate hearth, Internet point. Second chimney breast with cast iron wood burning stove with expose brick behind, slate hearth and wooden mantle piece. TV point, door access leading down to the basement. French wooden doors out into the breakfast room. Feature ceiling roses, wall lights and picture rail.

### Basement 11'4 max x 20'11 max (3.45m max x 6.38m max)

Door and stairs from the Lounge/diner leading to the Basement. Wood laminate flooring, Belfast sink and mixer tap, two radiators. Ceiling height of 6'4.

### Kitchen L shaped 15'7 x 8'0 max (Lshaped 4.75m x 2.44m max)

Kitchen offers wall and base units with wood work tops over, space for a gas cooker, room for a dishwasher, 1.5 bowl sink and drainer, double glazed window opening to the conservatory offering light. Feature squared off window opening to the breakfast room. Radiator, tiled flooring, tiled splash backs. Integral extractor over the Gas hob. Integrated fridge.

### Breakfast Room 8'6 max x 15'8 (2.59m max x 4.78m)

Two double glazed skylight windows offering light, wall lights, radiator and wood flooring. Squared off arch to the kitchen and double glazed French doors into the Conservatory.

### Conservatory 11'2 max x 11'1 max (3.40m max x 3.38m max)

Double glazed PVC Conservatory with a glass double glazed roof. Large sliding patio doors out to the garden, radiator and tiled flooring. Door to utility and



door to a downstairs Cloakroom.

### Utility Room 7'6 x 4'6 max (2.29m x 1.37m max)

Belfast sink, work tops, plumbing for washing machine, space for condensing tumble dryer, tiled flooring and space for a freezer. Part tiled walls.

### Cloakroom

Downstairs Cloakroom with WC, tiled splash back, wash hand basin, tiled flooring and extractor fan.

### First Floor

Stairs rise up from the entrance hall with wooden hand rail.

### Landing

Loft access hatch, wooden spindles and Bannister, door leading off to:

**Bedroom One** 8'7 x 12'1 (2.62m x 3.68m)

Double glazed PVC window to the front, radiator, fireplace alcove recess.

**Bedroom Two** 10'5 x 8'9 (3.18m x 2.67m)

Double glazed PVC window to the rear, radiator. Fireplace alcove recess.

**Bedroom Three** 7'0 max x 9'4 expanding to 14'2 max into recess (2.13m max x 2.84m expanding to 4.32m max into recess)

Double glazed PVC window to the front, picture rail, radiator.

**Bathroom** 15'5 max x 8'5 max (4.70m max x 2.57m max)

Offers a four piece bathroom suite, double glazed, obscure window to the side. Traditional pedestal wash hand basin, WC, bath with mixer head and shower head attachment, double shower cubicle with glass enclosure, plumbed shower. Wooden pine flooring, radiator, dado rail. Airing cupboard with a concealed curtain which offer a Worcester combination boiler. Wall mounted electric heater.

**Outside**

**Front**

Stone wall front, double gate, stone path, flower borders.

**Rear**

Enclosed rear garden with a mixture of stone and concrete built walls. Paved patio sitting area, part laid to lawn, mature and well stocked borders and trees. Glass greenhouse to the rear and access to a double garage. Side gate access leading to the front of the property.

**Garage**

Double garage which has a single electric roller shutter door and lane access. Power and light.

**Tenure**

We have been advised by the vendor that the property is FREEHOLD.



