



93 Pallance Road, Northwood
£265,000



Megan Baker
Estate Agents



Megan Baker
Estate Agents

93 Pallance Road, Northwood

£265,000

I love houses which surprise you, and this is definitely one of those. Its handsome yellow brick exterior, detailed by red brick quoins is immediately inviting and the whole house is wonderfully light and beautifully appointed. The accommodation provides you with a cosy sitting room to the front of the home; a second central reception room with a gas stove fireplace as a warming focal point and a super kitchen/dining room on the ground floor as well as two pretty double bedrooms and a chic bathroom on the first floor. Most rooms are double aspect, making the most of the rather enticing countryside views and glimpses to the Solent beyond, and all are smartly decorated. Outside, the home has parking to the front and a covered side access by way of a handy porch, which leads to the glorious rear garden. This large, private area is laid to lawn with attractive planting, it is wonderfully sunny and has a sheltered spot for a hot tub. There is a variety of well built outbuildings, including a fabulous chalet, which provides a living area; bedroom and shower room - making it perfect for guests or as a home office.

Open fronted storm porch with UPVC double glazed door to:

ENTRANCE LOBBY:

With stairs to first floor and doors to:

SNUG:

12'0 max x 8'10 (3.66m max x 2.69m)

Decorated in cream colours with a striking fuschia coloured accent to the chimney breast. Windows to front and side frame the attractive green outlook.

SITTING ROOM:

11'11 max x 11'9 (3.63m max x 3.58m)

Placed centrally in the home, decorated in fresh white with dark beamed ceiling and window to side. Exposed brick hearth with gas fired stove and two built in understairs cupboards. Internal opening window and door to:

KITCHEN/BREAKFAST ROOM:

12'8 max x 11'8 max (3.86m max x 3.56m max)

A bright and spacious heart to the home, fitted with cream fronted units and glossy granite effect worktops. Integrated oven; hob and extractor hood as well as sink unit and spaces for utilities. Decorated in willow green colours with





windows to rear and side, as well as double doors opening to the garden. Further side door to:

PORCH/UTILITY AREA:

13'0 x 4'6 (3.96m x 1.37m)

A good sized extra storage area providing secure side access by having doors to the front and rear. Designed of part solid, part double glazed construction with plumbing for a washing machine.

Stairs to:

FIRST FLOOR LANDING:

With access to loft; pretty period fireplace and three storage cupboards as well as a separate, large walk in cupboard (8'0 x 3'4) with an additional wardrobe recess.

BEDROOM ONE:

12'8 x 11'8 (3.86m x 3.56m)

A beautifully light and spacious room with windows to side and rear offering fantastic, far reaching countryside views. Decorated in warm cream colours with crisp, white coved ceiling.

BEDROOM TWO:

12'0 max x 8'10 (3.66m max x 2.69m)

A second double room with handsome feature fireplace and windows to front and side framing the super countryside outlook to the Solent.

BATHROOM:

8'3 max x 7'10 max (2.51m max x 2.39m max)

Decorated in pretty dusky pink colours and fitted with smart white suite of bath; WC; wash hand basin and separate shower enclosure. Glossy white tiling with pretty mosaic border and window to side.

PARKING:

To the front of the home is a raised garden area to one side with a parking area to the other for a small car.

GARDENS:

The gloriously sunny and unexpectedly large garden is wonderfully private and mainly laid to lawn with hedging to screen. The garden has an area for wildflowers and backs on to open fields. There is a covered, decked verandah to one side with a hot tub; a garden shed and further workshop. In addition, to the opposite corner there is a large:

CHALET:

This fabulous addition to the home is beautifully built and makes an ideal home office or guest accommodation. The chalet is divided into three areas:

CHALET LIVING ROOM:

16'4 x 11'5 (4.98m x 3.48m)

With windows to front and side looking to the garden and the open fields as well as a kitchenette area. Door to:

CHALET BEDROOM:

9'8 x 8'1 (2.95m x 2.46m)

A double bedroom with window to front and lovely porthole to one side. Door to:

CHALET SHOWER ROOM:

9'9 max x 2'11 max (2.97m max x 0.89m max)

Fitted with WC; wash hand basin and shower enclosure. Opaque rear window.

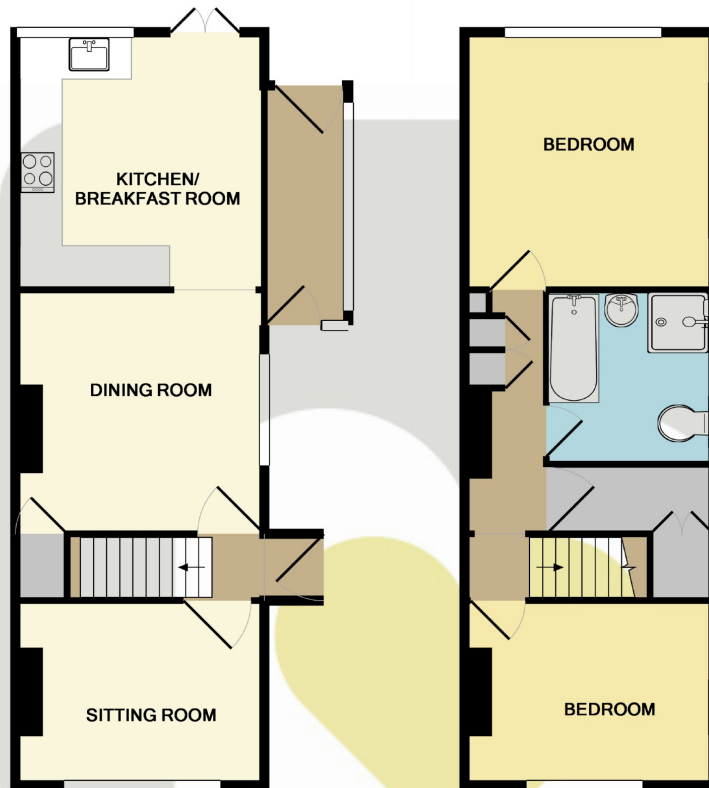
Viewings: Strictly by appointment only through Megan Baker Estate Agents

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc.



Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com

Floorplan



GROUND FLOOR
APPROX. FLOOR
AREA 479 SQ.FT.
(44.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 423 SQ.FT.
(39.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 901 SQ.FT. (83.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2019

