



Holbrook Road, South Knighton

£425,000

A STUNNING period bay fronted mid terrace house retaining much of its ORIGINAL CHARACTER with various period style features. The property has been EXTENDED to the rear to provide an open plan living kitchen breakfast room in excess of 36ft.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E





Entrance Hall

With tiled floor, stairs to first floor, radiator.

Sitting Room 14' 6" x 11' 9" (4.42m x 3.58m)

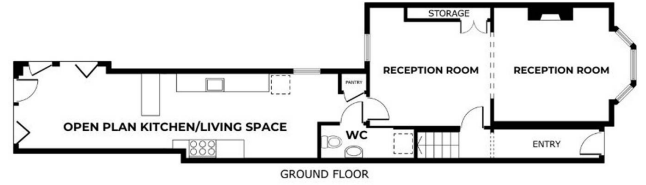
With bay window to the front elevation having window shutters, picture rail, part wood panel walling, feature period style fireplace with fire surround, wooden floor, traditional style radiator, open aspect leading to dining room.

Dining Room 12' 2" x 12' 1" (3.71m x 3.68m)

With window to the rear elevation, original style cupboard, picture rail, wooden floor, traditional style radiator.

Extended Open Plan Living Kitchen Breakfast Room 36' 1" x 8' 7" (11.00m x 2.62m)

Measurement narrowing to 7'7". With window to the side elevation, bi-fold doors to the rear and side elevations, two skylight windows to the side elevations with part vaulted ceiling, built-in sink and drainer unit, a range of wall and base units with work surfaces over, gas cooker point with stainless steel chimney hood over, built-in fridge and freezer, wall lighting, inset ceiling spotlights, modern lighting, breakfast bar with storage below, part exposed brick wall, cupboard housing boiler, tiled floor, radiator.



GROSS INTERNAL AREA
 GROUND FLOOR 71.54 m² FLOOR 1 54.9 m² FLOOR 2 19.4 m²
 EXCLUDED AREAS: RECESSED HEADROOM 8.0 m²
 TOTAL: 145.9 m²
DETAILED DIMENSIONS AND INFORMATION: SEE PLAN AND SPECIFICATION



Utility Room/Ground Floor WC 10' 9" x 3' 0" (3.28m x 0.91m)

With plumbing for washing machine, low-level WC, wash hand basin, tiled floor.

Galleried First Floor Landing

With paddle staircase to loft room.

Bedroom One 17' 0" x 12' 0" (5.18m x 3.66m)

With two windows to the front elevation, freestanding roll top bath with tiled floor, wardrobe, radiator.

En-Suite WC 3' 5" x 3' 5" (1.04m x 1.04m)

With low-level WC, wash hand basin, tiled floor.

Bedroom Two 12' 6" x 11' 1" (3.81m x 3.38m)

With window to the rear elevation, Jack & Jill access to shower room, under stairs storage area, radiator.

Bedroom Three 8' 10" x 8' 6" (2.69m x 2.59m)

With window to the rear elevation, radiator.

Shower Room 9' 7" x 5' 8" (2.92m x 1.73m)

With window to the side elevation, walk-in tiled shower cubicle with overhead rain forest shower and hand held shower, pedestal wash hand basin, low-level WC, inset ceiling spotlights, tiled floor, heated towel rail.

Boarded Loft Room 15' 10" x 13' 0" (4.83m x 3.96m)

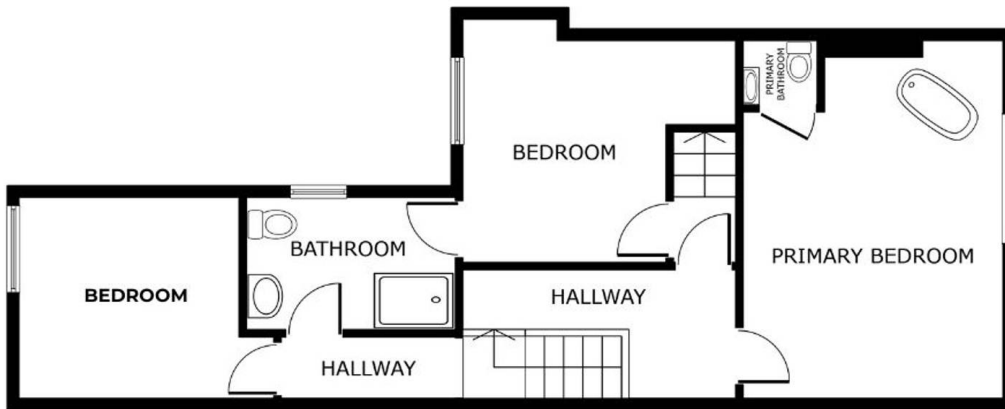
With two skylight windows to the rear elevation.

Front Garden

Established front forecourt garden with wrought iron fencing and gate.

Rear Garden

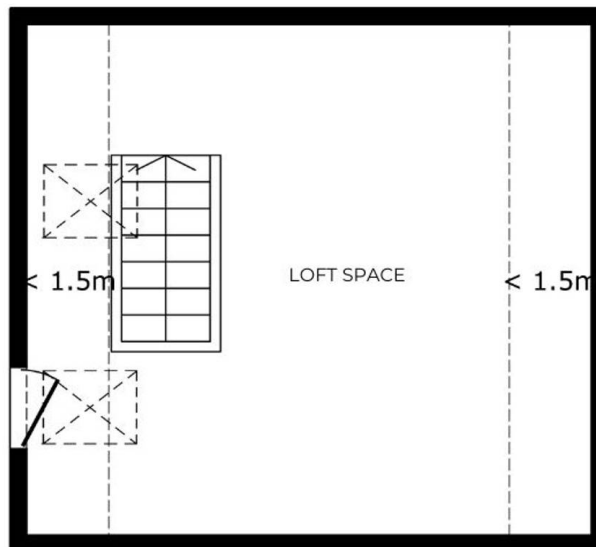
With paved patio area, steps leading down to further paved area providing space for hot tub, lawn, flowerbeds and shrubs, trees, fenced and walled perimeter, shed, outside lighting, gate to side access.



FLOOR 1



GROSS INTERNAL AREA
 GROUND FLOOR 71.7 m² FLOOR 1 54.9 m² FLOOR 2 19.4 m²
 EXCLUDED AREAS : REDUCED HEADROOM 8.0 m²
 TOTAL : 146.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 2



GROSS INTERNAL AREA
 GROUND FLOOR 71.7 m² FLOOR 1 54.9 m² FLOOR 2 19.4 m²
 EXCLUDED AREAS : REDUCED HEADROOM 8.0 m²
 TOTAL : 146.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



We'll keep you moving...



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