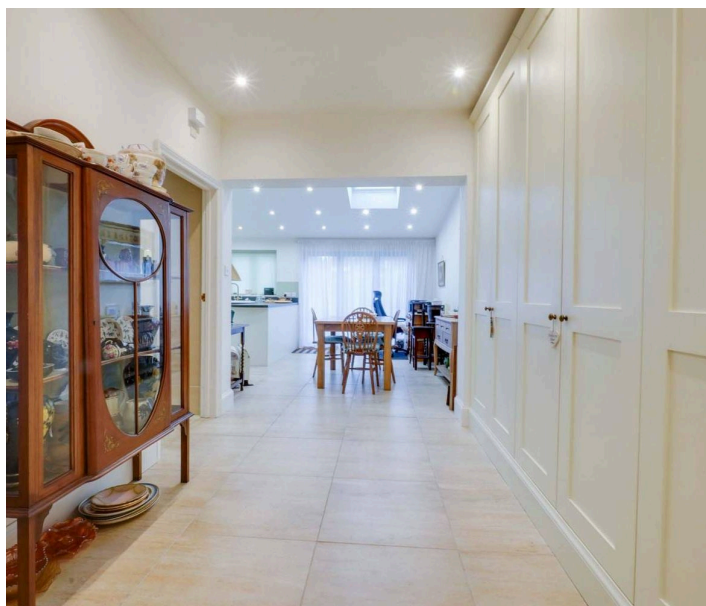


Kenwood Road, Knighton

£425,000

A THREE BEDROOM double bay fronted traditional semi detached home featuring ground floor OPEN PLAN LIVING including bi-fold doors providing open aspect to deep rear garden.





Entrance Porch

Open storm porch with feature leaded glazed windows, door leading to:

Entrance Hall

With stairs leading to first floor, radiator, contemporary style glazed door leading to:

Sitting Room 15' 0" x 12' 0" (4.57m x 3.66m)

Measurement includes chimney breast. With uPVC double glazed walk-in bay window to the front elevation with curved radiator below, original chimney breast with recess and tiled hearth, wall lights, inset ceiling downlighter, contemporary style twin glazed oak doors providing open aspect leading to:

Family Room 10' 6" x 9' 7" (3.20m x 2.92m)

Measurement includes fitted cupboards. With lobby area having limestone style tiled floor, contemporary style glazed door to entrance hall, further door to utility, access leading to shower wet room, open aspect to superb living kitchen, inset ceiling downlighters, tiled floor, a range of fitted wardrobes/storage cupboards housing original chimney breast, radiator.



Open Plan Living Kitchen 16' 10" x 15' 0" (5.13m x 4.57m)

Measurement includes door recess, narrowing to 10'8". An extended open plan living kitchen with uPVC double glazed window, aluminium double glazed bi fold doors providing open aspect to rear garden, twin double glazed Velux windows, inset ceiling downlighters, kitchen comprises: Rangemaster sink with mixer tap, a range of base units with beech worktops and tall pull out larder cupboards with overhead storage cupboard, wall mounted plate rack and shelving below, gas cooker point, plumbing and housing for dishwasher, space for fridge/freezer, plumbing for washing machine, limestone style tiled floor, under floor heating.

Stylish Shower Wet Room 8' 5" x 6' 6" (2.57m x 1.98m)

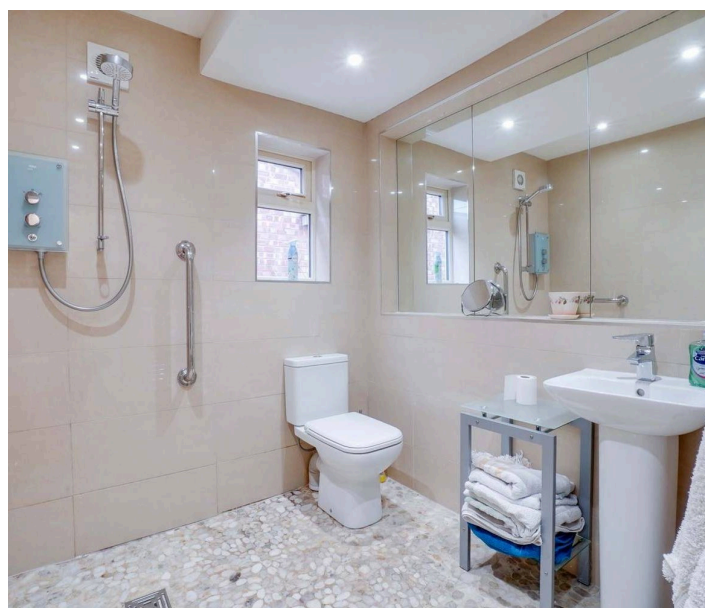
Measurement narrowing to 6'4". With wash hand basin having mixer tap, low-level WC, shower area with wall mounted Mira shower, tiled walls, large mirror with inset downlighters over, feature pebbled style tiled floor, inset ceiling downlighters, chrome ladder towel rail/radiator, contemporary style oak wooden door.

Utility Room 8' 7" x 5' 7" (2.62m x 1.70m)

With uPVC double glazed window to the side elevation, plumbing for washing machine, clothes hanging rail, inset ceiling downlighters, limestone style tiled floor, radiator.

First Floor

With traditional style uPVC double glazed window to the side elevation, wall light, access to the following rooms:









Bedroom One 13' 5" x 11' 4" (4.09m x 3.45m)

With uPVC double glazed walk-in bay window to the front elevation with curved radiator below, original chimney breast, inset ceiling downlighters, contemporary style oak wooden door.

Bedroom Two 11' 4" x 12' 5" (3.45m x 3.78m)

Situated to the rear of the property, this generous size second bedroom has uPVC double glazed window to the rear elevation overlooking rear garden enjoying an attractive leafy aspect, full length built-in wardrobes with mirrored fronts, contemporary style oak wooden door, radiator.

Bedroom Three 7' 0" x 6' 9" (2.13m x 2.06m)

With uPVC double glazed window to the front elevation, radiator.

Family Bathroom 6' 7" x 9' 0" (2.01m x 2.74m)

Measurement to maximum point. With uPVC double glazed window to the rear elevation overlooking rear garden, traditional style wash hand basin, feature Victorian style roll top bath raised on claw feet with mixer tap/shower attachment, separate shower enclosure with Victorian style mixer shower, low level WC, tiled walls, inset ceiling downlighters, traditional style tiled floor, period style cast iron radiator, access to loft space.

Front Garden

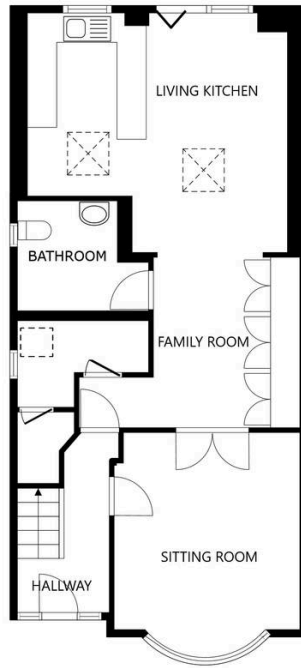
The property enjoys a low maintenance pebbled forecourt frontage providing vehicular off road parking, mature hedging, flowerbeds and shrubs, to the side of the property is a further pebbled area/driveway (limited vehicular access) approached via twin wrought iron gates.

Rear Garden

A deep and well established low maintenance rear garden with pebbled side area leading to the front of the property, pebbled sun terrace, walled raised flowerbeds, pebbled pathways, rock garden with well stocked flowerbeds and shrubs, maturing trees, lawn areas, further pathway leading to the far end of the garden having flowerbeds/vegetable plots, greenhouses, timber garden store/summerhouse, outside power, garden water supply.

Driveway 2 Vehicles

Gravelled driveway to the front and side.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

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