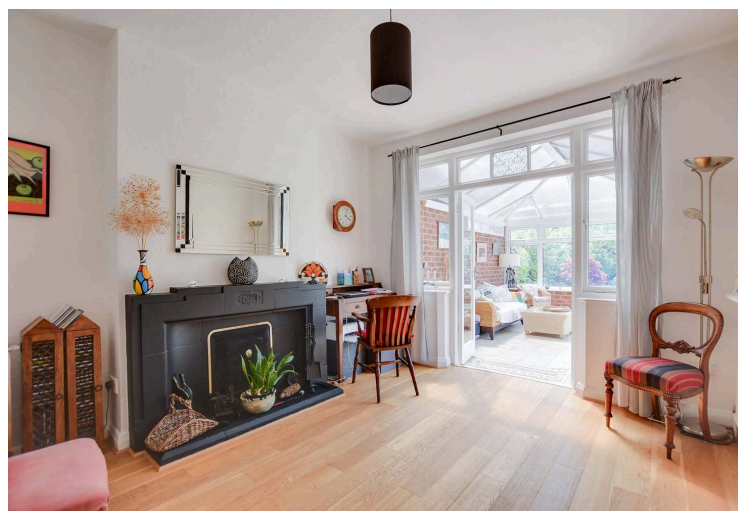
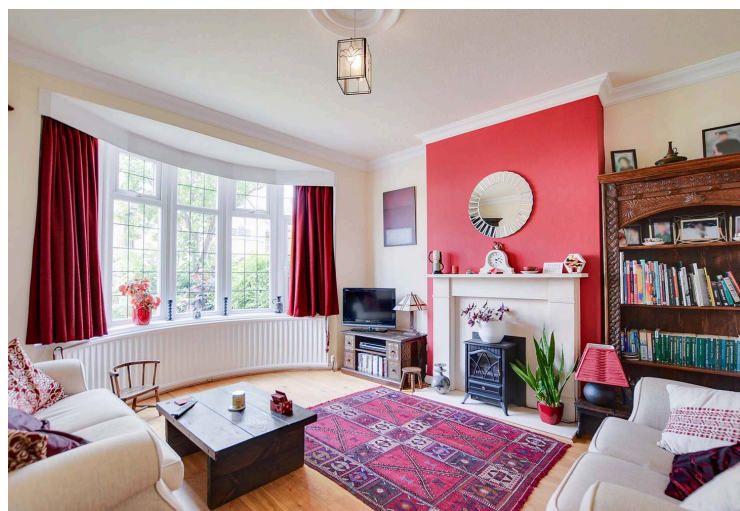




Shirley Avenue, Stoneygate

£465,000

A FABULOUS EXTENDED traditional style semi-detached property retaining its original character and modern touches including a kitchen breakfast room with part vaulted ceiling and built-in appliances.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





Entrance Hall

With internal door to entrance hall.

Entrance Hall

With stairs to first floor, under stairs storage cupboard, parquet floor, radiator.

Ground Floor WC 3' 6" x 3' 6" (1.07m x 1.07m)

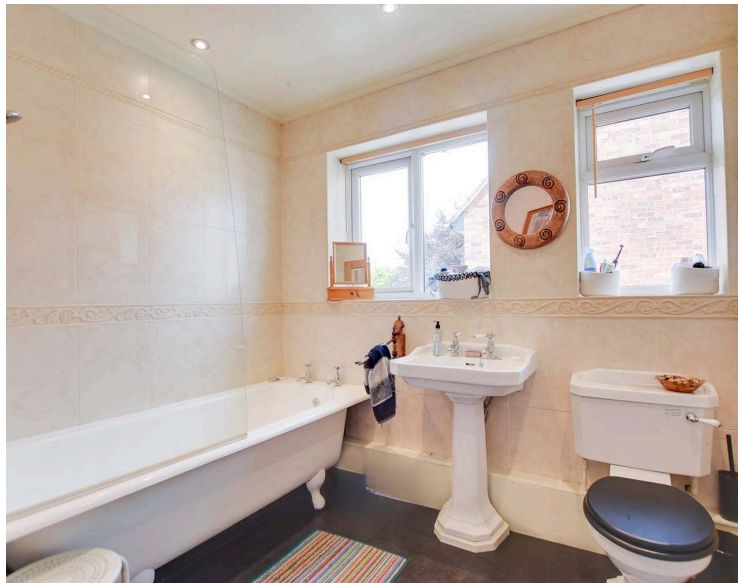
With window to the side elevation, low-level WC, wash hand basin, part tiled walls, tiled floor.

Reception Room One 15' 3" x 12' 5" (4.65m x 3.78m)

With double glazed bay window to the front elevation, ceiling cornice, ceiling rose, fireplace with surround and hearth, wooden floor, radiator.

Reception Room Two 12' 5" x 10' 10" (3.78m x 3.30m)

With French doors to conservatory, feature open fireplace having surround and hearth, wooden floor.



Conservatory 14' 3" x 10' 4" (4.34m x 3.15m)

With double glazed door to rear garden, tiled floor, radiator.

Kitchen Dining Room 20' 8" x 10' 6" (6.30m x 3.20m)

Measurement into bay window, narrowing to 9'2" (2.79 m). With double glazed bay window and door to the rear elevation, part vaulted ceiling with exposed wooden beams, built-in oven and gas hob, filter hood, display cabinets, sink and drainer unit with a range of wall and base units with work surface over, plumbing for dishwasher, tiled floor, two radiators, further door leading to covered side lobby.

Side Lobby

With internal door to garage.

First Floor Landing

With leaded window to the side elevation, wooden floor.

Bedroom One 12' 8" x 12' 4" (3.86m x 3.76m)

With double glazed window to the front elevation, built-in wardrobe, picture rail, radiator.

Bedroom Two 12' 4" x 11' 0" (3.76m x 3.35m)

With double glazed window to the rear elevation, picture rail, original style built-in cupboard, radiator.

Bedroom Three 10' 7" x 8' 0" (3.23m x 2.44m)

With double glazed window to the front elevation, fitted wardrobes, radiator.

Bathroom 8' 4" x 8' 3" (2.54m x 2.51m)

With two double glazed windows to the side elevation, bath with electric shower over, pedestal wash hand basin, low-level WC, inset ceiling spotlights, tiled walls, loft access, cupboard housing boiler, two radiators.

Front Garden

Walled frontage with flowerbeds and shrubs, block paved driveway, outside lighting, covered bin store.

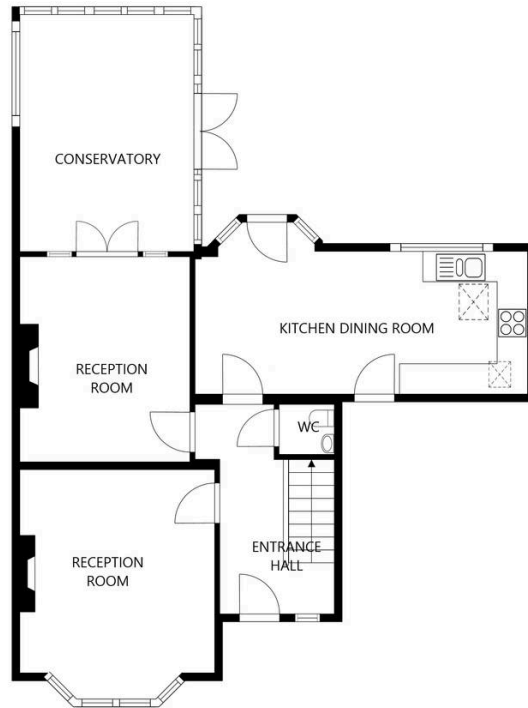
Rear Garden

A particular feature is an established and mature rear garden with paved patio, outside tap, arch leading to a lawn, variety of well stocked flowerbeds and shrubs, trees, gravelled and paved path, pond, gravelled seating area, vegetable plot, fruit trees, fencing and walled perimeter.

Driveway 1 Vehicle

Garage 5.13m x 2.4m

With fold open doors to the front elevation, stainless steel sink and drainer unit, plumbing for washing machine, meters, power and lighting.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



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