



## Elms Road, Stoneygate

£460,000

An ATTRACTIVE period bay fronted semi-detached property retaining much of its ORIGINAL CHARACTER with an established rear garden offering potential for EXTENSION, subject to relevant permissions.

Council Tax band: D

Tenure: Freehold

Energy Efficiency Rating: E





### Entrance Hall

With stairs to first floor, alarm panel, tiled floor, picture rail, radiator.

### Reception Room One 13' 0" x 16' 1" (3.97m x 4.91m)

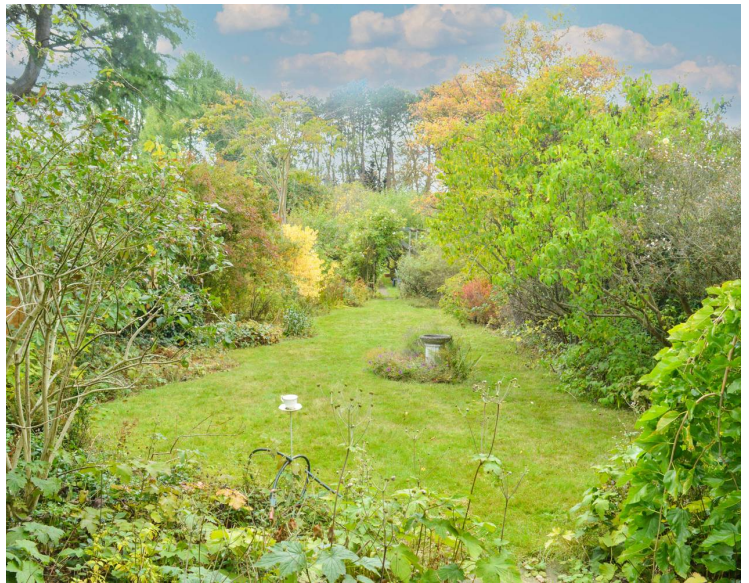
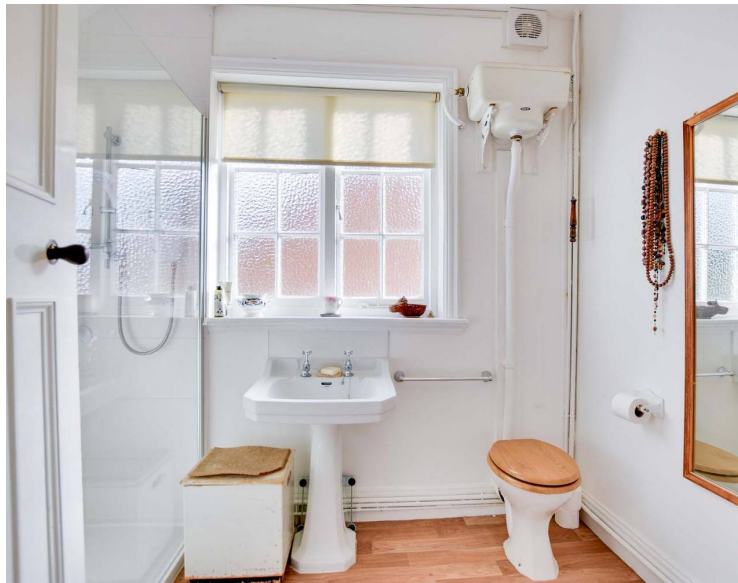
Measurements into recess and bay window. With bay window to the front elevation, fireplace, picture rail, radiator.

### Reception Room Two 15' 3" x 11' 5" (4.66m x 3.49m)

With windows and door to the rear elevation, picture rail, feature open fireplace with period style fire surround, radiator.

### Reception Room Three 11' 0" x 9' 11" (3.36m x 3.01m)

With windows to the rear and side elevations, original storage cupboard and drawers, picture rail, gas fire with tiled inset and surround, wooden floor, radiator.



### **Kitchen** 8' 8" x 5' 10" (2.63m x 1.78m)

With window and door to the side elevation, one and a half bowl stainless steel sink and drainer unit, a range of wall and base units with work surface over, built-in oven and electric hob with filter hood over, built-in dishwasher, tiled floor, under stairs storage area giving space for fridge freezer.

### **First Floor Landing**

With window to the side elevation, picture rail, loft access.

### **Bedroom One** 16' 0" x 12' 6" (4.89m x 3.82m)

With bay window to the front elevation, original storage cupboard, period style fireplace, picture rail, radiator.

### **Bedroom Two** 15' 6" x 11' 6" (4.73m x 3.50m)

With bay window to the rear elevation, original storage cupboard, period style fireplace, picture rail, wooden floor, radiator.

### **Bedroom Three** 10' 11" x 9' 9" (3.34m x 2.97m)

With windows to the rear and side elevations, original style storage cupboard, wooden floor, radiator, door to wash room.

### **Wash Room** 7' 1" x 4' 9" (2.17m x 1.44m)

With window to the rear elevation, wall mounted boiler, plumbing for washing machine, radiator.

### **Shower Room** 8' 7" x 6' 0" (2.62m x 1.83m)

With window to the side elevation, walk-in tiled shower cubicle, pedestal wash hand basin, high-flush WC, vinyl floor, radiator.

### **Front Garden**

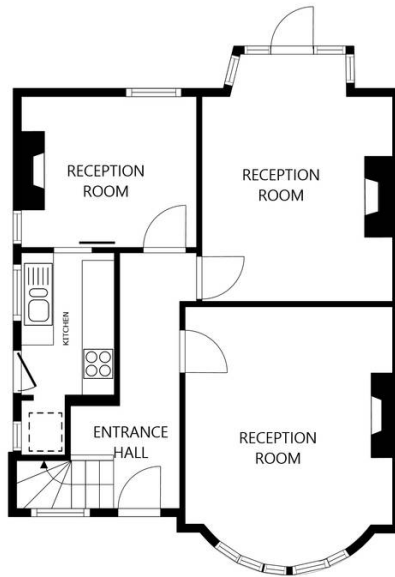
Gravelled frontage with mature shrubs and trees.

### **Rear Garden**

A larger than average rear garden with paved patio seating area, lawn, a variety of well stocked flowerbeds and shrubs, trees, fruit trees, further lawn area to the rear with hedged perimeter, gated side access.

### **Driveway** 2 vehicles

Please note that parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.



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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