



Portora Park Road, Wootton
£398,500



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This handsome and well loved family home is set within large, mature gardens which back on to fields, and benefit from far reaching, glorious countryside views. It is conveniently located, yet has a rural feel to it. The home is warmed by gas central heating; has double glazing and offers flexible, good sized rooms. The main living room has an open fireplace and is set to the rear, with access to the garden. There is a separate dining room; kitchen and a conservatory which is positioned at the front of the home. A handy cloakroom completes the ground floor. Upstairs, the home has three pleasant bedrooms, all serviced by a good sized bathroom. A ladder leads to the attic, which has been boarded out as a hobby room.

With gardens to the front and rear, full of mature plants and trees; a smart patio and veg plots, the home also has a large parking area which leads to the garage.

Although in need of general modernisation, this is a rather lovely and extremely welcoming family home, offered with no onward chain. Freehold. Council Tax Band - D. EPC - D-60.

Storm porch with wooden door to:

Entrance Hallway:

With window to side; stairs to first floor with storage under and doors to:

Cloakroom:

5'1" max x 3'6" max (1.55m max x 1.07m max)

With WC and wash hand basin. A very pretty stained glass kingfisher porthole window sits to one side with a second double glazed rear window.

Living Room:

21'0" max x 20'8" max (6.41m max x 6.30m max)

A wonderfully bright room with an open stone fireplace as a focal point. The room has been extended in the past to create an additional dining/study area with UPVC double glazed sliding doors to the garden, which frame the beautiful countryside outlook, and a very pretty stained glass porthole window featuring a robin. Windows to side and internal double doors which open to the:

Dining Room:

13'5" x 10'11" (4.09m x 3.34m)

Set to the front of the home with door to the hallway and sliding door to:





Kitchen:

9'3" max x 6'10" max (2.83m max x 2.09m max)

In need of re-fitting and modernising, but currently arranged with wooden fronted units; pale worktops and a large double drainer sink unit set below the side window. Door to:

Conservatory:

14'9" x 6'9" (4.50m x 2.06m)

A large and bright room, set to take advantage of the front garden view. Of brick and UPVC double glazed construction, with an external door to the front.

Stairs to:

First Floor Landing:

With windows to the front and side; ladder to the glazed loft hatch which leads to a boarded loft area with a dormer window to the rear. Doors to:

Bedroom One:

11'1" x 10'11" max (3.40m x 3.35m max)

A bright double bedroom with a good range of built in cupboards and drawers. Window to side and further picture window to rear which frames the gorgeous, elevated and far reaching views over countryside.

Bedroom Two:

13'11" max x 7'6" (4.25m max x 2.29m)

A second smaller double bedroom with built in wardrobe and double glazed rear window framing that glorious countryside outlook.

Bedroom Three:

10'11" x 6'10" +ent area (3.35m x 2.10m +ent area)

With gently sloped ceiling and double glazed front window looking over the garden.

Bathroom:

8'11" max x 5'4" max (2.73m max x 1.65m max)

Fitted with white suite of WC; wash hand basin and bath with mixer tap/shower attachment over. Shelved

cupboard and wall mounted gas fired boiler. Opaque double glazed front window.

Front garden and parking:

The home is set back from Park Road by a large mature garden, arranged to one side, with a sweeping gravel driveway, providing plenty of parking. Gated side access leads to the rear garden and there is a:

Garage:

32'3" max x 10'3" max (9.83m max x 3.13m max)

A good sized garage which forms a workshop to one end, with double front doors and personal door to garden. In need of upgrading.

Rear Garden:

The very large and beautifully mature garden is arranged in different sections of lawn; patio areas and vegetable beds. There is a variety of sheds and two greenhouses, as well as an additional bottom piece of garden land which backs on to the farmland. The garden is arranged with a variety of shrubs and trees, including fruit trees.

Disclaimer

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



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