







An impressive and unique character home in a popular village location of West Row. The property offers spacious accommodation with two reception rooms a large conservatory and six bedrooms. The property also benefits from a sizable mature garden and beautiful countryside views.

Tenure: Freehold

Council Tax Band: E

EPC: TBA

Property Type : Detached

Property Construction: Brick and tile

Number & Types of Room: Please refer to the floorplan

Square Footage: 2773

Parking: Driveway

Electric Supply: Mains

Heating: Oil

Water Supply: Mains

Sewerage: Mains

Broadband Connected: Yes

#### ENTRANCE HALL

Tiled floor, leading to living room, dining room, kitchen and conservatory.

#### LIVING ROOM

Carpet flooring, wall lighting, windows to front and side.

#### CONSERVATORY

Tiled floor, patio doors to garden.

#### KITCHEN

Tiled floor, country style wooden base and eye level units, marble effect work surface and splash back, range style cooker, ceramic hob with extractor over, sink with mixer tap, window to rear.





### DINING ROOM

Wood flooring, brick feature fireplace, beams, window to front.

### SHOWER ROOM

Tiled flooring, fully tiled, shower, toilet, pedestal sink, heated towel rail.

### BEDROOM 1

LVT flooring, window to rear, en-suite.

### BEDROOM 2

Wooden flooring, window and door to rear.

### BEDROOM 3

Wooden flooring, window to front.

### BEDROOM 4

Wooden flooring, window to front.

### BEDROOM 5

Wooden flooring, window to front.

### BEDROOM 6

Wooden flooring, built in wardrobe, window to rear.

### BATHROOM

Tiled flooring, bath with shower over, tiled splash back, toilet, pedestal sink, heated towel rail, window to side.

### OUTSIDE

Front: Ample parking, gates to rear of the property.

Rear: Patio area, very large mature garden with shrubs and trees.

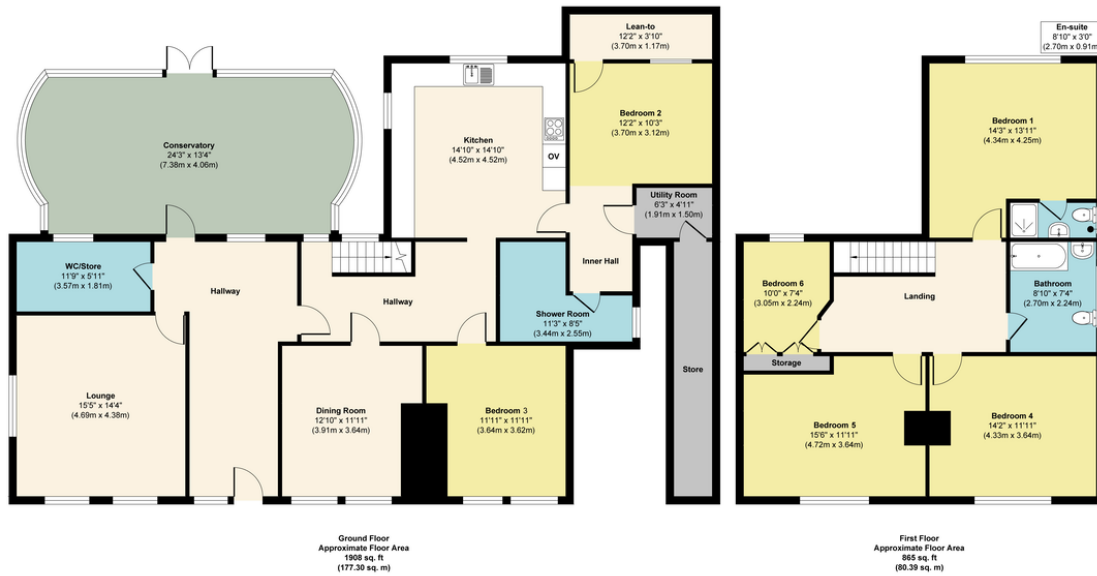








Pott Hall Road, West Row, IP28 8PL



EPC to follow



Approx. Gross Internal Floor Area 2773 sq. ft / 257.69 sq. m