





£495,000

Situated amongst the new development in Wixams is this four bedroom 1920's extended semi-detached family home. The property sits on approximately half an acre of land and comprises of a lounge, downstairs cloakroom, re-fitted extended kitchen/diner with integrated appliances, skylight and granite worktops with a utility room. On the first floor you have two double bedrooms, a re-fitted shower room and stairs leading to the second floor where you have two further bedrooms and a second shower room. Externally, there is a front garden and generous sized rear garden with numerous mature trees, landscape pond, brick built bbq, garden room with bi-fold doors, green house and multiple sheds to remain. Further benefits include off-road parking for multiple vehicles.

Property Description

ENTRANCE

Front door to:

ENTRANCE HALL

Stairs rising to first floor, radiator, wall-mounted combi boiler.

CLOAKROOM

Double glazed frosted window to side aspect. Low level WC, wall-mounted wash hand basin.

LOUNGE

Double glazed bay window to front aspect. Radiator.

DINING ROOM

Radiator, opening to:

KITCHEN

Double glazed window to rear aspect, double glazed double door to rear, skylight. Fitted with a range of base and eye level units with work surface over, integrated dishwasher, one and a half bowl sink unit with mixer tap and drainer, integrated hob with extractor fan over, built-in oven.

UTILITY

Double glazed frosted window to side aspect. Plumbing for washing machine, space for tumble dryer, space for American-style fridge freezer.

GARDEN ROOM

Double glazed bi-folding doors, two double glazed windows to side aspect.

LANDING

Double glazed window to front aspect. Radiator, stairs rising to second floor, doors to bedrooms one, two and shower room.

BEDROOM ONE

Double glazed bay window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Built-in wardrobe, radiator.

SHOWER ROOM

Double glazed Velux window. Shower cubicle, pedestal wash hand basin, low level WC, radiator, eaves storage cupboard.

LANDING (Second Floor)

Double glazed Velux window. Doors to bedrooms three, four and shower room.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BEDROOM FOUR

Double glazed Velux window. Radiator, storage cupboard, eaves storage cupboard.

SHOWER ROOM

Double glazed frsted window to side aspect. Fully tiled with shower cubicle, wash hand basin in vanity unit, heated towel rail, low level WC.

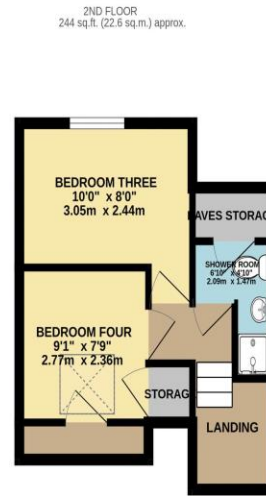
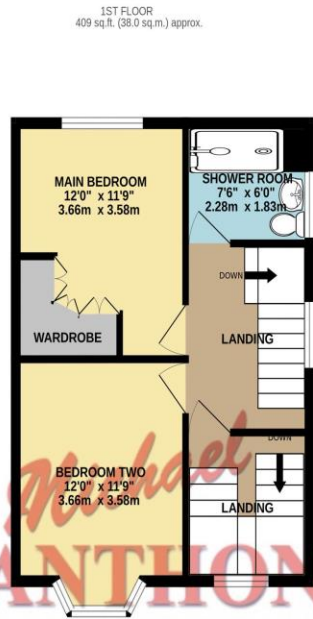
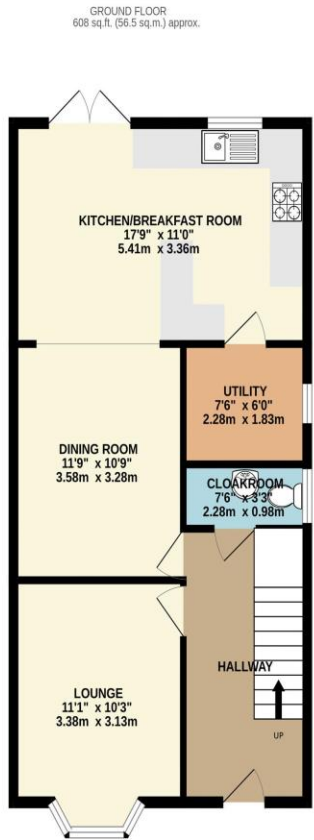
OUTSIDE

FRONT GARDEN

Driveway providing off road parking for several vehicles, lawn area.

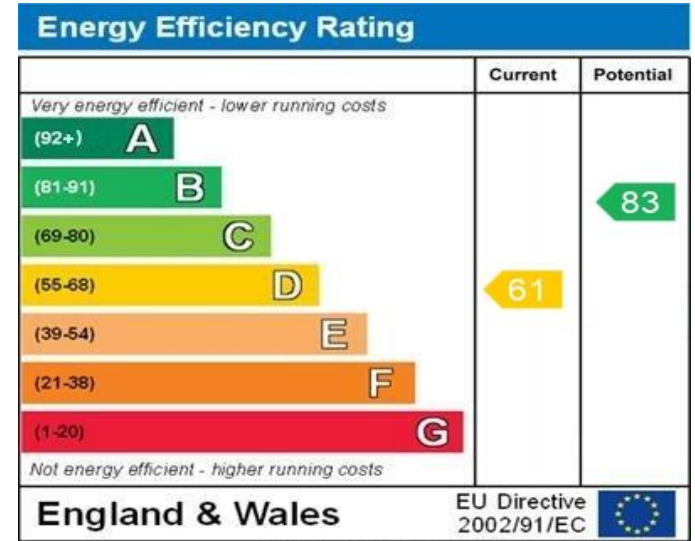
REAR GARDEN

Mainly laid to lawn, surrounded by panel fencing and flower and shrub beds, greenhouse, raised flower beds, hardstanding area, pond, brick-built BBQ, outside light, cold water tap, timber storage shed, storage shed.



TOTAL FLOOR AREA: 1260 sq.ft. (117.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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