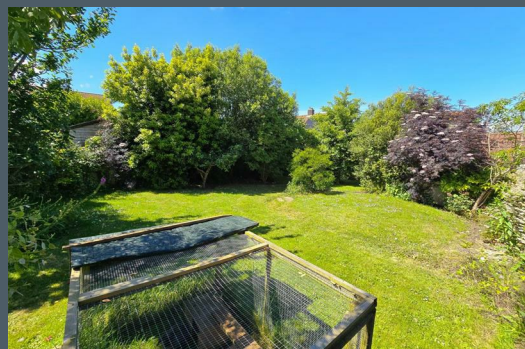


LAUREL & WYLDE

E S T A T E A G E N T S



10 Chilpitts, Woolavington, TA7 8DS £545,000

*** IF BROWSING ON YOUR PHONE, PLEASE DO CLICK ON THE 'VIDEO TOUR' TAB BELOW TO SEE OUR FABULOUS VIDEOS *** SPECTACULAR, EXTENDED, UPGRADED AND IMPROVED DETACHED FAMILY HOME *** BEAUTIFUL, QUIET LOCATION ON A NO THROUGH ROAD *** FIVE BEDROOMS *** MASTER EN-SUITE AND DRESSING ROOM *** BEDROOM TWO WITH EN-SUITE SHOWER ROOM *** FAMILY BATHROOM *** LARGE LIVING ROOM *** HUGE KITCHEN / DINING & FAMILY ROOM *** LARGE OFFICE / SITTING ROOM *** CLOAKROOM *** REAR TERRACE / PATIO / ALFRESCO DINING SPACE *** GARAGE AND AMPLE OFF STREET PARKING *** VERY GENEROUS, MATURE GARDEN ***

Entrance Porch

Accessed through a decorative obscure uPVC double glazed door, with ceiling spotlight, side aspect uPVC double glazed window and a wooden glazed door leading through to the main entrance hall.

Entrance Hall

Stairs leading to first floor landing with useful understairs storage cupboard, ceiling spotlights, solid oak wooden flooring, radiator, oak doors to the main living room, kitchen/ dining & family room, office and cloakroom.



Cloakroom

A side aspect room with an obscure uPVC double glazed window, ceiling spotlight, extractor fan, tiled flooring, radiator, low level WC, corner wash hand basin with chrome mixer tap.



Office / Sitting Room

19'3 x 14 (5.87m x 4.27m)

A good sized front and side aspect room with uPVC double glazed windows, ceiling light, radiator, solid oak wooden flooring, fabulous built in cupboards and storage units, ample space for living/office furniture.



Living Room

19'3 x 14 (5.87m x 4.27m)

Front to back room with uPVC double glazed window to the front, and shutter doors leading through to the kitchen/family room to the rear, two ceiling lights, radiator, solid oak wooden flooring, feature fireplace with a cast iron floor standing log burner on a slate hearth with an oak wooden mantel over.





the side. A range of ceiling spotlights, a beautiful uPVC double glazed roof lantern, ample space for dining table and chairs, tiled flooring, vertical radiator. The kitchen has been fitted with a range of base and eye level units with wooden square edge work surfaces, integrated Samsung double ovens, integrated fridge, integrated dishwasher, ample space for American style fridge/freezer. Large cupboard for washing machine & tumble dryer (not integrated), wonderful detached island with breakfast bar and induction hob and extractor fan, double size pantry cupboard with power points, feature well with a light and a glass top.



First Floor Landing

Ceiling light, radiator, access to bedrooms 1, 2, 3, 4, 5 and family bathroom.

Master Bedroom

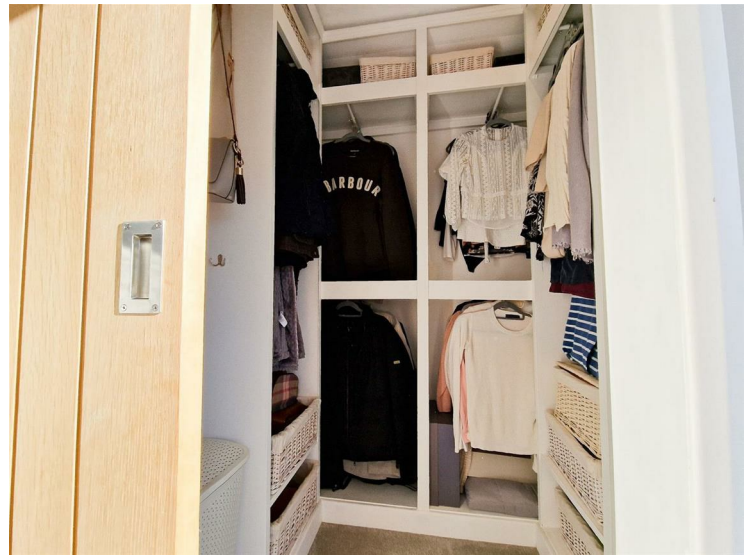
12 (max) x 10'5 (max) (3.66m (max) x 3.18m (max))

A lovely and bright rear spacious aspect room with a large uPVC double glazed window offering lovely views out to the rear garden, rear aspect Velux UPVC window, vaulted ceiling with beams, ceiling light feature, vertical radiator, underfloor heating, two sets of sliding doors with access to the en-suite bathroom and dressing room.

Kitchen/Family Room

29'6 x 13 (8.99m x 3.96m)

A fabulous recent addition to the property with two sets of double glazed bi-folding doors leading out to the rear terrace and gardens, uPVC double glazed window to



En-suite to Main Bedroom

Vaulted ceiling with Velux style roof light, ceiling spotlights, extractor fan, laminate wooded flooring, low level wc with hidden cistern, vanity unit incorporating wash hand basin with a chrome mixer tap, and a large walk in glazed and tiled wet room style shower enclosure with an overhead and hand-held main shower system.



Bedroom 2

14'3 x 9'9 (4.34m x 2.97m)

Another lovely and bright spacious rear aspect room with uPVC double glazed window, ceiling light, radiator. Door to en-suite shower room.

Dressing Room

With ceiling spotlights, beautiful range of built in cloak hanging space and furniture.



En-suite Shower Room

Ceiling spotlights, extractor fan, tiled flooring, part tiled walls, low level WC, pedestal wash hand basin with chrome mixer tap, a glazed and tiled double sized shower area with a wall mounted mains shower system.



Bedroom 3

8'9 x 8'4 (2.67m x 2.54m)

A front aspect room with uPVC double glazed window, ceiling light, radiator.



Bedroom 4

9'10 (max) x 7'7 (max) (3.00m (max) x 2.31m (max))

A front aspect room with uPVC double glazed window, ceiling light, radiator.



Bedroom 5

10'5 (max) x 8'4 (max) (3.18m (max) x 2.54m (max))

A side aspect room with uPVC double glazed window, ceiling light, radiator, useful over stairs storage cupboard, lovely feature built in storage cupboards and shelves built in.



Outside

Side driveway leading to the rear garden laid for low maintenance with off street parking for at least 4 cars, the garage has an up and over door, power and lighting, there is a fabulous terrace to the rear of the property with steps up to a large garden.



Family Bathroom

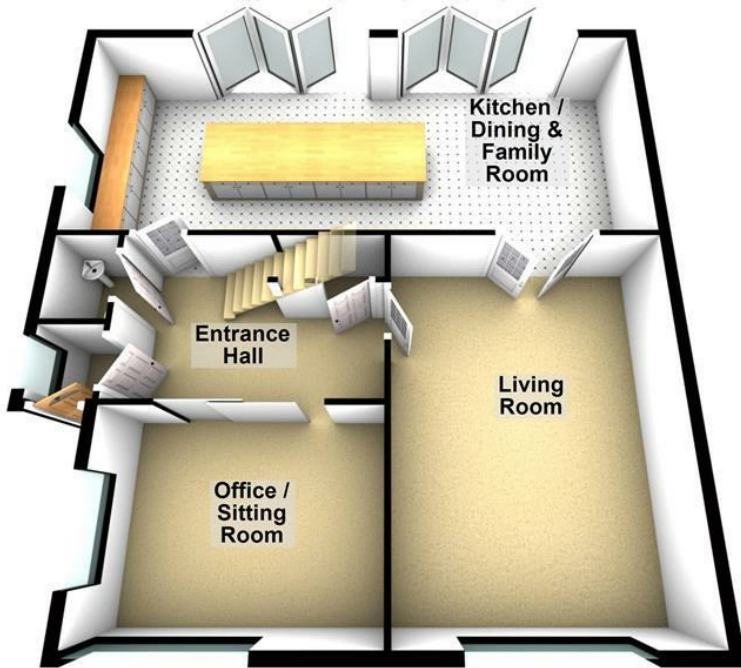
A front aspect room with obscure uPVC double glazed window, part tiled walls, tiled flooring, underfloor heating, ceiling spotlights, low level wc with hidden system, sink with vanity unit with mixer tap, panel enclosed bath with glazed shower screen, with a handheld shower unit. extractor fan, built in speakers.





Ground Floor

Approx. 99.1 sq. metres (1066.9 sq. feet)



First Floor

Approx. 86.6 sq. metres (932.3 sq. feet)



Total area: approx. 185.7 sq. metres (1999.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		