



## 40 Wyberton West Road

We are fortunate to have had so many lovely period properties to sell over the years, but rarely do we see one with a country-character centrally located in the town itself. This extended family home offers just that distinction – it's immaculate and modern yet still retains the feel of a cottage.

The accommodation includes a lovely country-style breakfast kitchen with Granite work surfaces and rooflight, whilst the lounge features Oak flooring, exposed ceiling beams and a Clearview wood burning stove. The ground floor is completed by a utility and a shower room, with four bedrooms and bathroom occupying the first floor.

The outside shows a similar attention to detail and features comprehensive lighting (including inset brick lights) and a well maintained and enclosed garden. There is also a double-width driveway which can accommodate three vehicles and a garage with service door to the rear.

- Extended Four-Bedroom Detached Cottage
- Immaculately Presented Throughout
- Oak Flooring, Granite Work Surfaces, Wood-Burning Stove
- Modern Country Kitchen With Roof-Light
- Bathroom & Shower Room
- Enclosed Rear Garden, Double-Width Driveway & Garage
- uPVC Double Glazing & Gas-Fired Central Heating
- Underfloor Heating In the Kitchen, Utility & Shower Room
- Tenure: Freehold. EPC 'D 67'. Council Tax 'B'.







**Entrance** via a uPVC obscure-glazed door into the **Entrance Hall** - Having stairs to the first floor, radiator and doors arranged off to:

**Lounge 7.03m x 3.49m** – The lounge has uPVC window and French doors leading out to the garden, exposed beams to the ceiling, Oak flooring, three wall lights and an exposed brick fireplace with tiled back-panel and Clearview wood burning stove.

**Breakfast Kitchen 5.69m x 4.01m** - The extended kitchen is a lovely size and enjoys a double aspect with uPVC windows to the front and rear and a rooflight. Fitted units comprise a range of Oak-fronted country style cupboard and drawer units to both base and eye level, painted in Farrow and Ball and including carousel and pull-out larder, all complimented with Granite work surfaces. Inset butler-style sink with two lever traditional bridge mixer tap, integral hob with extractor canopy over and an eye level oven and grill. Underfloor heating.

**Utility 2.58m x 2.40m** – The utility features a continuation of the tiled floor and underfloor heating and has uPVC external door and fitted cupboards with spaces for washing machine and fridge. The utility also leads to the:

**Ground Floor Shower Room/ WC** – Having tiled shower enclosure, low-profile WC, hand-basin with mixer tap and underfloor heating.

**First Floor Landing** – With loft access, airing cupboard housing the hot water cylinder and having doors arranged off to:

**Bedroom One 4.14m x 2.88m** (to wardrobes) – Bedroom one is a generous double bedroom and has two uPVC windows to the side and a range of fitted wardrobe units to include bedside tables, drawer units and a corner wardrobe suite.

**Bedroom Two 3.68m x 3.53m** – Also a double bedroom, bedroom two has uPVC window overlooking the garden and a radiator.

**Bathroom** – The bathroom comprises a contemporary four-piece white suite of panel bath with central mixer tap, hand basin with mixer tap, low profile WC and a tiled shower enclosure. Heated towel rail and tiling to the walls.

**Bedroom Three 3.53m x 2.86m** – A third double bedroom which also overlooks the garden, bedroom three has two fitted double-door wardrobes and a fitted dresser. Radiator.

**Bedroom Four 2.39m x 1.91m** – With uPVC window to the front and radiator.

## Outside

The property is approached over a double-width concrete driveway which leads to the: **Attached Garage 5m x 2.81m** – Having up-and-over door, a further door to the garden, power and lighting. The front garden combines a variety of established trees and shrubs set within a decorative low brick-and-pillar wall. A footpath extends alongside the property to provide gated access to the garden and this area features a log store, further lighting (including inset brick lights) and an outside electric socket. The rear is similarly attractive and well maintained, combining a generous patio area off the lounge and a garden of shaped lawn. There is also a garden shed and a lean-to store.









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**NOTE:** All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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