



No.116

Stoke Lodge is a beautifully presented property that has been completely renovated in recent years by the current owners. Neutrally and tastefully decorated throughout, it is a much loved family home, and is conveniently located within walking distance of Tower Rd and St Mary's primary schools and in an area popular with buyers working at Pilgrim Hospital.

The property has a generous lounge and separate dining room in addition to a fantastic open-plan kitchen and family room, with ample space for cooking, dining and relaxing. There are four double bedrooms to the first floor, and a large luxury bathroom with both free-standing bath and walk-in shower that was completed 18 months ago.

A fantastic property for entertaining family and friends, Stoke Lodge has a double plot, and the large, established garden is planted with a variety of flowering plants, shrubs and trees that provide a great amount of shape, colour and privacy. A detached outdoor studio / garden room has only recently been finished, and provides a great space as a games room, gym, or would be absolutely perfect for a buyer wanting to work from home. The sellers also have planning permission for the construction of a self-contained annexe that would be attached to the property if that might be of interest.

Stoke Lodge is offered with no onward chain.

EPC 'D' / Council Tax Band 'E'









Entrance – A part glazed door opens up into the **Entrance Hallway** - Having Karndean wood grain effect flooring, uPVC window to the front aspect, radiator and staircase rising to the first floor accommodation.

Lounge 6.63m x 3.64m (21'9 x 11'11) – Has a uPVC window to the front aspect with fitted blinds, a radiator and feature panelling to the walls. An exposed brick fireplace has an oak beam above and Yotul cast iron wood burner and there is a central ceiling light point. The seller informs us that there is a continuation of the Karndean wood grain effect flooring beneath the carpet in this room.

Open Plan Kitchen And Family Room 8.17m x 7.78m at widest points (26'9 x 25'6) – Has a uPVC window to the front aspect and uPVC French doors to the rear aspect. This fantastic room has ample space for cooking, dining at the breakfast bar and relaxing in the family sitting area. **The Kitchen** itself comprises a medium oak coloured LVT flooring and a bespoke kitchen designed by local cabinet makers Gallichan. **The Kitchen** includes a range of solid wooden work surfaces with shaker style drawer and cupboard units at both base and eye level. A co-ordinating central island unit has an overhang suitable for breakfast bar stools. A tiled recess with extractor fan houses a range master cooker which includes a six burner gas hob and double oven with grill and plate warmer. There is an integrated microwave and dishwasher and a purpose-built unit housing an American style fridge freezer. **The Kitchen** also includes glass fronted display cupboards, LED spotlights to the ceiling and a ceramic sink unit with mixer tap over. The family area has a cast iron gas stove which is open to additional negotiation and French doors opening through to the covered **Garden Room**. **The Family Room** area itself measures **9.0m x 4.02m (29'6 x 13'2)** and has underfloor heating.

Separate Dining Room 5.76m x 3.09m (18'10 x 10'1) - Has a uPVC window to the rear aspect and two uPVC windows to the side aspect. There is a radiator and an ornate marble fireplace housing a living flame effect gas fire with an attractive decorative surround and marble hearth.

Utility Room area 3.05m x 1.79m (10'0 x 5'10) - Has a uPVC window to the rear aspect and work surface with plumbing and space beneath for washing machine and tumble dryer. There is an inset single drainer stainless steel sink unit with mixer tap over and a radiator. A **Cloakroom** houses a low-level WC and a wash basin. The sellers advise that this area used to include a ground floor shower and was altered for personal preference, but the plumbing still remains should a future buyer wish to reinstate it. **The Boot Room** area 8.76m x 1.8m (28'8 x 5'10) - Has a uPVC door and window to the side aspect, a range of coat hooks and built-in seating and storage. Integrated doors lead through to the **Double Garage**.

First Floor Landing – Has a uPVC window to the front aspect, loft access, storage cupboards and doors arranged off to:

Bedroom One 6.24 m x 3.68 m (20'5 x 12'0) -Has a radiator, uPVC door opening out onto a recently completed balcony, which overlooks private, beautiful rear gardens. A brand new en-suite shower room with wash basin has also just been completed, and there is a separate WC.

Bedroom Two 4.15m x 3.58m (13'7 x 11'8) – Has a uPVC window to the front aspect, radiator, feature panelling to the walls and built-in bedroom furniture to include wardrobes and dressing table.

Bedroom Three 4.00m x 3.27m (13'1 x 10'8) – Has a uPVC window to the rear aspect, feature panelling to the walls, built in wardrobe and a radiator.

Bedroom Four 3.88m x 3.0m (12'8 x 9'10) - Has a uPVC window to the front aspect and a radiator.

Bathroom 3.7 m x 2.93m (12'1 x 9'7) - This large luxury bathroom is the same size as a double bedroom and has a uPVC window to the rear. Completed only two years ago the **bathroom** includes floor and wall tiling to the majority of the walls, a Victorian style cast radiator and a four piece suite to include a freestanding double ended bath, low flush WC, 'floating' rectangular wash basin with wood grain drawers beneath and an open, walk-in shower to include both rain shower and handheld hose.

Outside - The front of the property an extensive block-paved driveway provides ample off road parking for several vehicles and leads up to the:

Detached Double Garage 6.11m x 5.68m (20'0 x 18'7) - With two electric remote control doors, door and window to the rear aspect, lights, power sockets and storage above.

The front garden is laid to lawn with a brick retaining wall and box hedging along the borders.









To the rear of the property beneath the balcony is a covered **entertainment/dining area** providing welcome shade from the sun in the warmer months. The large established garden is incredibly private and not overlooked by any other property from the rear. It is wide as well as long and laid in the majority to lawn, with borders planted with a wide range of flowering bushes, shrubs and plants that provide shape and colour all year round. Several mature trees also enhance this beautiful garden which includes a shed and a summer house.

Garden Room/Studio 8.99m x 4.6 m (29'5 x 15'1) – Was completed only 18 months ago and provides a fabulous space for entertainment as a games room with bar and seating. The studio benefits from LVT woodgrain flooring, a recess for a 75 inch flatscreen TV and electric fire and LED spotlights. It is hardwired for Wi-Fi with ample space for a pool table or similar with pendant light fittings over. The existing pool table is open to separate negotiation as well as a hot tub. A built-in bar has storage, shelving and built-in drinks fridge and benefits from surround sound. The property also includes planning permission for the construction of an annex that links to the main property if this would be of interest to a new buyer.





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