



## Sunnybank, ##Invalid £500,000

- Extended of terrace
- Four bedrooms plus loft room
- Parking for multiple vehicles
- Versatile living accommodation
- Views over farmland
- EPC Rating: C



 4  2  1



## About the property

This immaculate extended end of terrace property combines traditional design with modern comforts, featuring four spacious bedrooms, a loft room, ground floor shower room plus 1st floor bathroom. Beautiful farmland views and easy access to public transport. Large garden. Parking

## Accommodation

**Entrance Hallway** Good sized entrance hallway with access to dining area further leading to garden and open to living room. Woodgrain herringbone flooring. Graphite radiator. Windows to front and side.

**Living Room** 22' 6" max x 14' 7" max ( 6.86m max x 4.45m max )

Two windows to front. Fitted carpet. feature fireplace with log burner effect gas fire. Graphite radiators. Stairs rising to first floor accommodation

**Kitchen** 12' 3" max x 6' 6" max ( 3.73m max x 1.98m max

range of base and wall units. Spaces for utilities. Velux window

### Dining Area

11' 5" max x 6' 5" max ( 3.48m max x 1.96m max )

Space for table and chairs. natural stone fireplace.



**Extended Living/Dining Area** 13' 3" max x 7' 5" max ( 4.04m max x 2.26m max )

Additional dining/living area with doors leading to garden. Tiled flooring.

**Ground Floor Shower Room** Shower cubicle with shower insitu. Wash hand basin. W.C

**Landing** Good sized landing area with space available for understairs study area, ideal for working from home. Window to side with views over open farmland.

**Bedroom 1** 14' 8" max x 11' 2" max ( 4.47m max x 3.40m max )

Window to front. Period fireplace. Radiator. Carpet.

**Bedroom 2** 11' 2" max x 8' 7" max ( 3.40m max x 2.62m max )

Window to rear. Radiator. Carpet.

**Bedroom 3** 10' 6" max x 7' 3" max ( 3.20m max x 2.21m max )

Window to front. Radiator. Carpet

**Bedroom 4** 9' 8" max x 7' 3" max ( 2.95m max x 2.21m max )

Window to rear with open views. Recently installed wall mounted boiler. Carpet. Radiator

**Bathroom** Jacuzzi bath. Wash hand basin. W.C

**Loft Room** 22' 5" max x 12' 8" max ( 6.83m max x 3.86m max )

Loft room. Eaves storage and Velux windows. Radiator. Carpet.

## Outside

To the front - parking for multiple cars

To the rear - Large rear garden with potential to build STPP having access to the rear. Outbuildings.

## Floorplan



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