

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









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.







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.

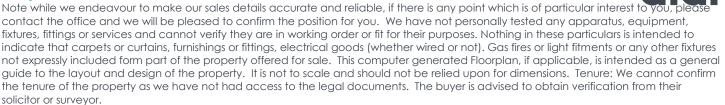


Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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