







**\*\* TRADITIONAL FIVE BEDROOM DETACHED PROPERTY \*\* THREE FLOORS \*\* COMPREHENSIVELY UPGRADED AND EXTENDED TO A HIGH SPECIFICATION TROUGHOUT \*\***

A five bedroom detached property, having undergone thorough and extensive improvement throughout. The family home benefits from a town centre location and retains a high degree of original features with contemporary finishes including a bespoke open plan kitchen/diner. In brief, the property comprises hallway, lounge, open plan living kitchen/diner, utility room, cloakroom/WC, five bedrooms over three floors with three en-suites and separate family bathroom. Externally, there is off-road parking to the front elevation with gated access taking you to the low maintenance, landscaped rear gardens and an Indian stone patio ideal for entertaining. The property has the benefit of being gas centrally heated and double glazed throughout.





## Ground Floor

With double glazed frosted sash window to the front elevation, balustrade staircase leading up to the first-floor landing with useful integrated understairs storage space, central heating radiator, master telephone socket, coat hooks, doors leading to:

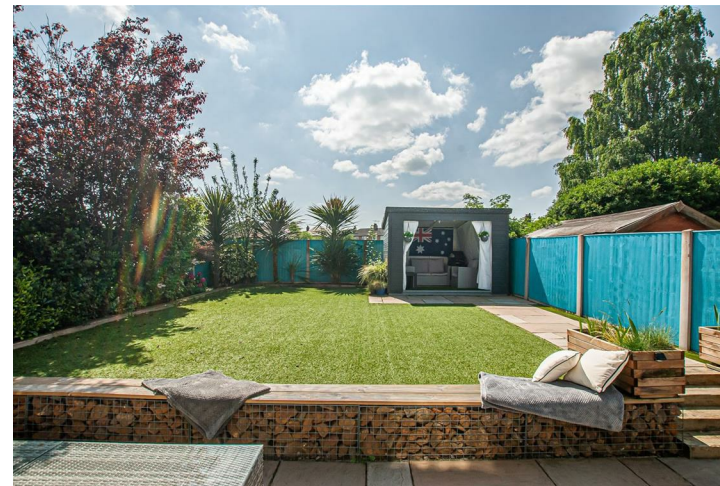
The bespoke fully fitted kitchen, which features a range of matching base and eye level storage cupboards and drawers with Quartz drop edge preparation work surfaces and breakfast island. Integrated to the island is a sunken composite sink with carved inset drainer and spray mixer tap, freestanding seven ring SMEG cooker with oven and grill matching extractor hood and wine fridge. Integrated appliances include tall fridge and tall freezer and integrated dishwasher. Tall pull-out larder cupboards, tiling to wall coverings, panelled flooring throughout, four double glazed Velux windows to the rear elevation, spot lighting to ceiling, central heating radiator, smoke alarm. The kitchen opens into:

An open plan family area, which has panelled flooring throughout, spot lighting to ceiling, central heating radiator, TV aerial point, space for freestanding fire, panelled door leading to:

The utility room, with UPVC double glazed side entrance door, panelled flooring throughout, base level storage cupboards and drawers with roll top preparation work surfaces and complementary tiling surrounding, ceramic sink with chrome mixer tap, space for freestanding undercounter white goods, Valiant central heating boiler, extractor fan, spot lighting to ceiling, isolator switch, panelled door leading to:

The cloakroom, comprising of low-level WC with Continental flush, wash hand basin with waterfall mixer tap and base level storage, complementary tiling to wall coverings, panelled flooring throughout, extractor fan, spotlights in ceiling, useful under stairs storage cupboard

The lounge, situated at the front elevation has a double-glazed bay window to the with three double glazed sash windows, the focal point of the room being the multifuel cast-iron log burner with a slate tiled hearth and oak timber mantle, panelled flooring throughout, central heating radiator, TV aerial point equipped with sky aerial cables.











## First Floor

The landing has a uPVC double glazed window to the side elevation, dog leg staircase rising off to the second floor landing with a cupboard below and doors leading to three double bedrooms and the high specification family bathroom featuring a three piece bathroom suite comprising of a panelled shower/bath with glass screen, low level WC with continental flush and wash hand basin and a focal fireplace, panelled flooring and complementary tiling to wall coverings.

The front facing master bedroom has built-in wardrobes either side of the chimney breast with a double glazed sash window to the front elevation, door entry leads to:

An en-suite shower room which has a white three piece suite having a large double shower cubicle, low level WC with continental flush and wash hand basin with waterfall mixer tap.

The second bedroom at the rear of the property benefits from a separate dressing area and an en-suite three piece shower room, also having a white three piece suite and tiled splashbacks.



## Second Floor

On entry to the second floor landing, which has a double glazed skylight and open space which could be utilised as a study area. Doors lead to two further bedrooms. The larger of which, has a three piece shower room suite, perfect for teenagers or older children.

## Outside

Outside to the rear, an Indian stone patio leads to the enclosed garden that enjoys a degree of privacy which backs onto allotments having gravelled edging and an artificial lawn with well stockers borders, a variety of shrubs and plants and useful garden shed.

To the front, is a tarmac drive with brick edging providing off-road parking.

## Services

We understand there are mains water, electric and gas connected to the property. Buyers are advised to seek their own clarification with their acting solicitor. CAT6/LAN sockets are fitted to Bedrooms 2, 3, 4, 5, the lounge and top floor landing. Council Tax Band: C

We are informed that the curtains and blinds can be left in the property, unless the buyer specifies to have them removed.











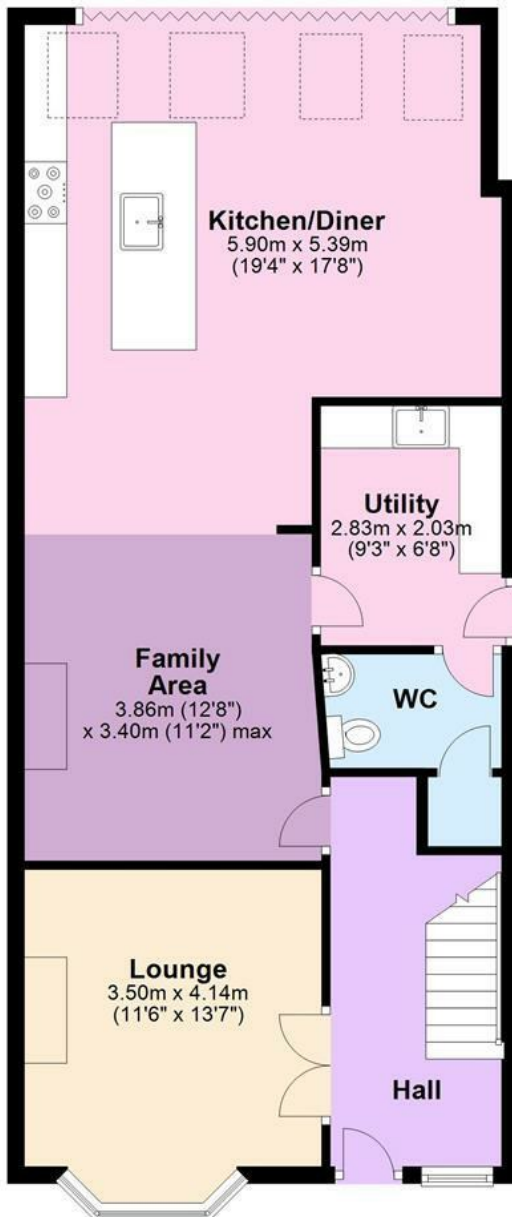






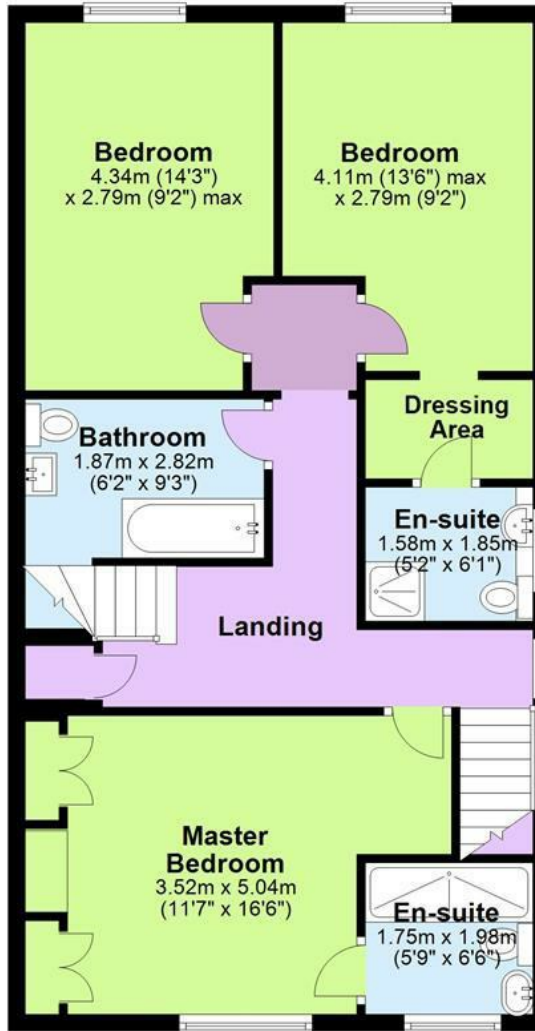
### Ground Floor

Approx. 79.6 sq. metres (856.7 sq. feet)



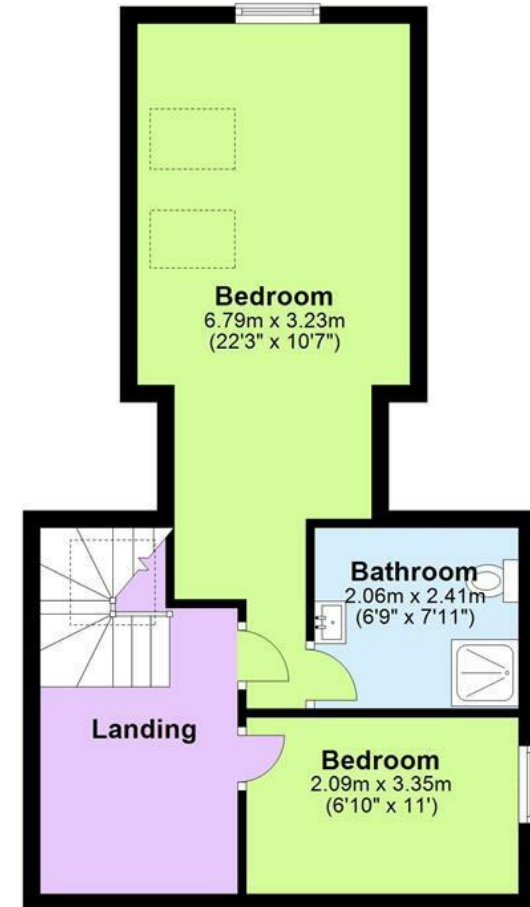
### First Floor

Approx. 68.8 sq. metres (741.0 sq. feet)

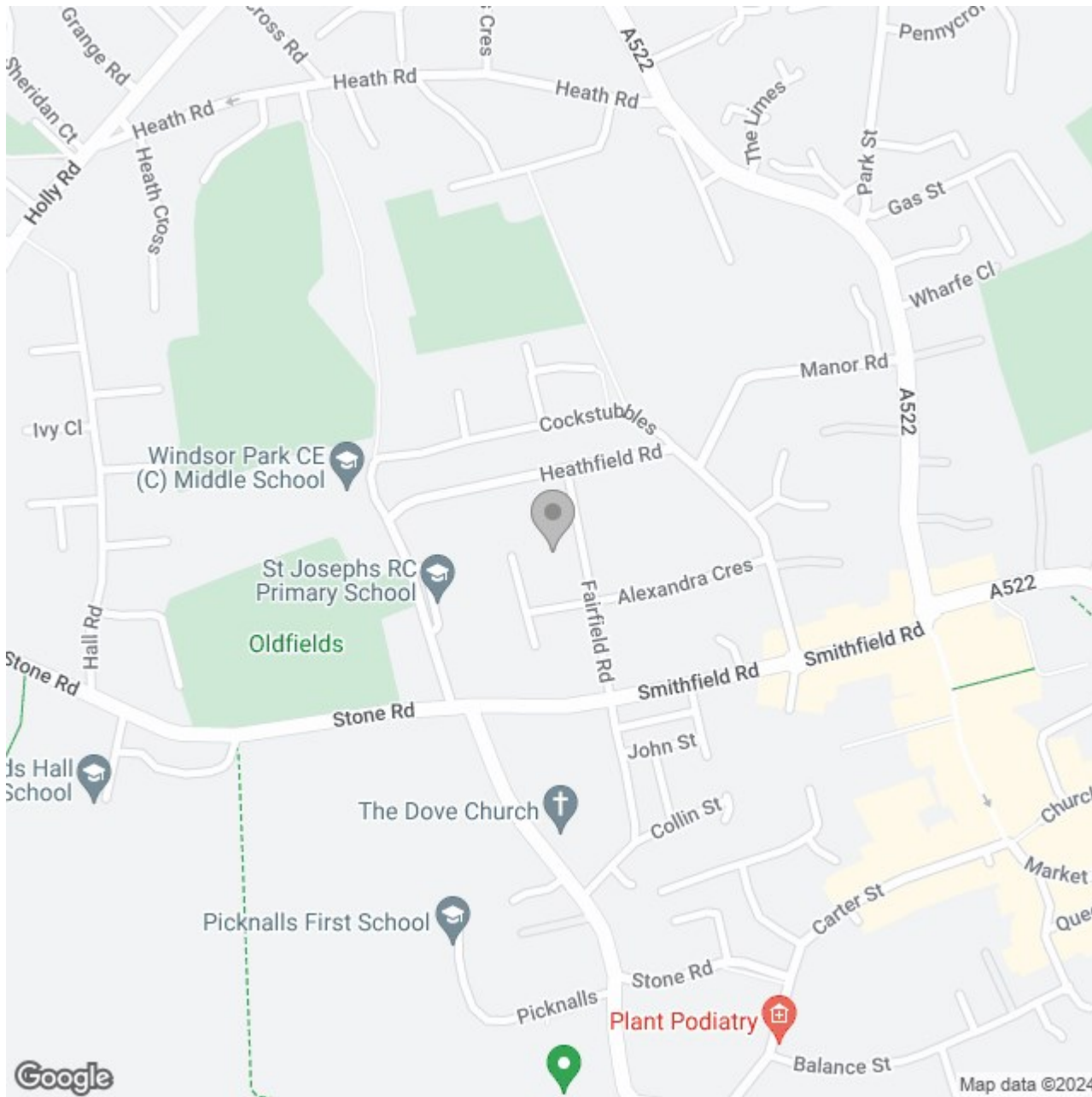


### Second Floor

Approx. 42.1 sq. metres (453.7 sq. feet)







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	