



- A substantial 1930's detached family home occupying a large level plot and in a great location
- Bay windowed lounge with log burner and a second lounge with feature art deco fireplace
- Attractive kitchen dining room with an extensive range of units, separate utility room and cloakroom
- Four decent sized bedrooms and family bathroom with bathtub and separate shower enclosure
- Extensive private driveway with parking for four cars and ample space for turning
- Approx. 100-foot west facing level rear garden, large garden shed, lawns and patio, home office / salon / garden room



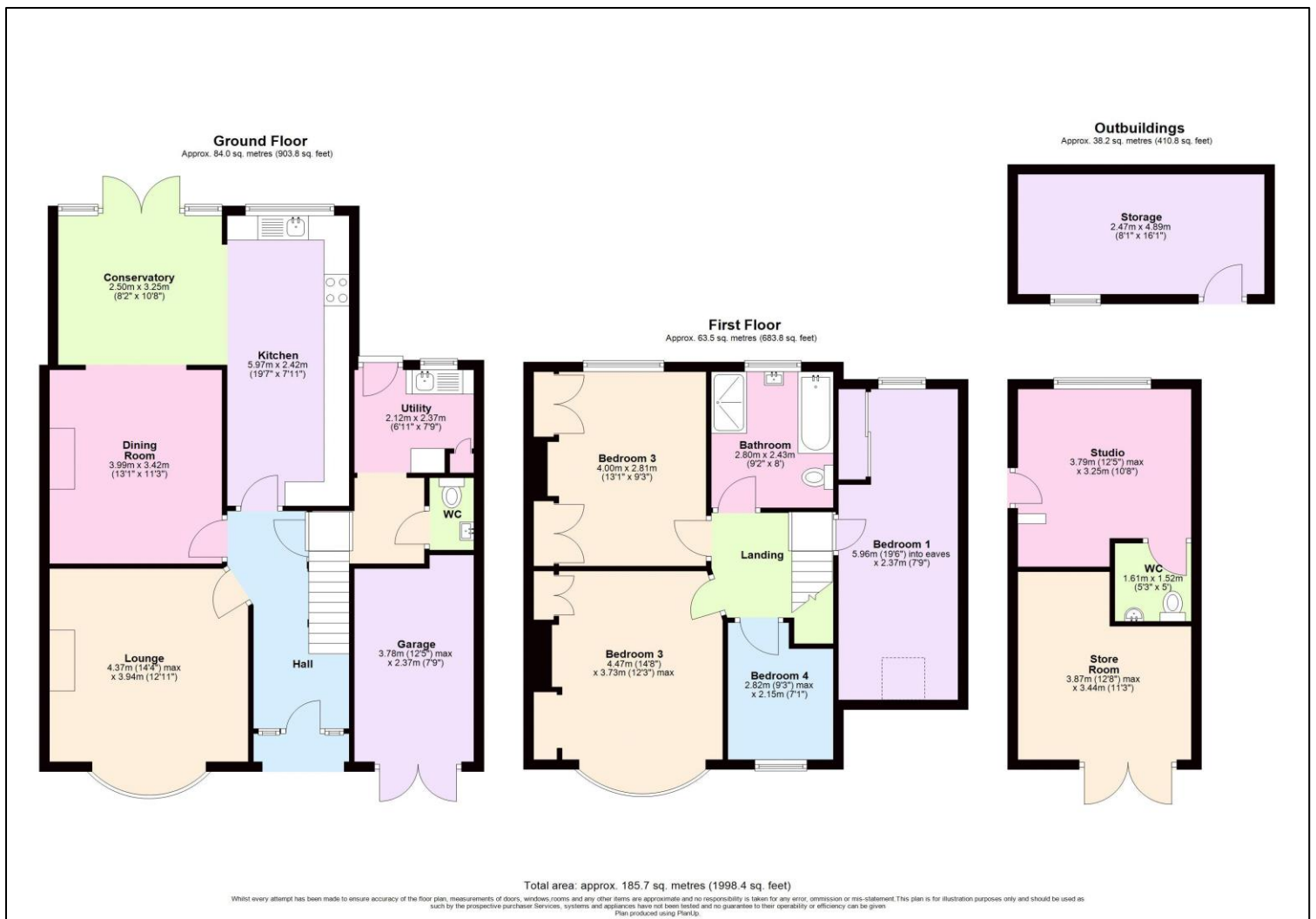
A substantial detached property located in a most desirable location and occupying a large level plot! The property has been the subject of much improvement in recent years and has also received a double storey side extension, now presenting itself as a superb family home which is within a sensible level walk of both Norton Hill primary and secondary schools. Presented in excellent decorative order the accommodation comprises an entrance vestibule opening into the main entrance hallway, from here we have a light and airy lounge to front with bay window, feature log burner and inset stained glass light let. There is a second lounge which has a period cast iron fireplace, ornate inset tiles and art deco wooden surround, this room flows nicely into the dining room which enjoys an abundance of light with a Pilkington blue thermal glass roof and patio doors onto the garden. An attractive kitchen boasts an extensive range of fitted units complimented by hardwood work tops. Further on the ground floor there is a cloakroom and a separate utility room with direct access to a private courtyard perfect for drying laundry. On the first floor are four bedrooms of which there are very good-sized doubles and a roomy family bathroom with panelled bath, separate shower enclosure and attractive metro tiling.

Outside to front is an expansive private drive providing comfortable parking for four vehicles. From the driveway there is access to a small double door integral garage, and a wide gated pathway to the left leads into the rear garden. The West facing rear garden measures approx. 100 feet in length and is mainly laid to lawn with paved patio, vegetable plot and mature fruit trees. The original garage has been divided into two separate areas, the main of which is a professionally converted space providing a choice of uses such as a garden room, salon or home office with heating, lighting, w.c. and patio doors. The remaining area of the garage is a handy storage unit with power and lighting.

Overall, this is an exceptional family home which is sure to create much interest, an early viewing is advised!

Tenure: Freehold. **Council Tax Band:** D.





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