

curtis law

ESTATE AGENTS



Durham Road, Wilpshire

Nestled in the charming area of Wilpshire, this impressive five-bedroom detached family home on Durham Road offers an abundance of space and comfort, making it an ideal choice for growing families. Spanning an impressive 1,647 square feet, the property boasts two well-appointed reception rooms, providing ample room for both relaxation and entertaining.

Constructed in 1973, this home has been thoughtfully designed to cater to modern family living. The generous layout includes two bathrooms, ensuring convenience for all members of the household. One of the standout features of this property is the delightful summer house, complete with underfloor heating, which presents a perfect retreat for leisure or hobbies throughout the year.

The expansive rear garden is a true highlight, offering a serene outdoor space enhanced by tasteful lighting and the lodge, perfect for evening gatherings or quiet moments of reflection. The location in Wilpshire is particularly desirable, providing a peaceful residential setting while remaining conveniently close to local amenities and transport links.

This property represents an excellent opportunity for those looking to upsize and create lasting family memories in a welcoming community. With its combination of space, comfort, and a beautiful garden, this home is sure to impress. Don't miss the chance to make this exceptional property your own.

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND TO BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

- Detached Family Home
- Five Double Bedrooms
- Underfloor Heating Throughout Downstairs
- Driveway Parking For Multiple Cars & Garage
- Ideal Wilpshire Location
- Council Tax Band: E
- Lodge With Underfloor Heating
- Low Maintenance Rear Garden
- Inset Ceiling Feature Lights

Fixed asking price £399,950

Durham Road, Wilpshire

Ground Floor

Hallway

10'4" x 6'1" (3.17 x 1.86)

UPVC composite entrance door, ceiling light fitting, stairs to split level ground floor and first floor, under-floor heating, laminate flooring.

Kitchen/Diner

18'4" x 10'7" (5.59 x 3.24)

UPVC double glazed windows x2, door to master bedroom, ceiling inset lights, a range of wall and base units with contrasting worktops, inset sink with drainer and high spout mixer tap, Quooker instant boiling water tap, inset double oven with hide and slide door, five ring induction hob, under-floor heating, laminate flooring.

Master Bedroom

13'9" x 9'2" (4.20 x 2.81)

UPVC double glazed window, UPVC double glazed French doors, ceiling spotlights, under-floor heating, laminate flooring.

Garage

15'9" x 8'7" (4.81 x 2.62)

Up and over garage door, electric supply.

Split Level Lower Ground Floor

Hallway

7'3" x 6'1" (2.21 x 1.86)

Ceiling light fitting, central heating radiator, door to under stairs storage, door to shower room and double doors to living room, laminate flooring.

Shower Room

7'1" x 6'10" (2.17 x 2.09)

Central heating wall radiator, ceiling light fitting, close coupled WC with dual flush, full pedestal wash basin with vanity unit and mixer tap, walk-in shower with glass screen, full-tiled elevations, under-floor heating, tiled flooring.

Living Room

11'8" x 17'5" (3.57 x 5.31)

UPVC double glazed windows x2, ceiling inset lights around border, feature log-burner with surround, television point, open access to dining area, under-floor heating, laminate flooring.

Dining Area

12'5" x 6'9" (3.81 x 2.07)

UPVC double glazed French doors, ceiling inset lights around border, fully-fitted units with worktops, under-counter lights, laminate flooring.



Lodge

11'4" x 21'10" (3.47 x 6.67)

UPVC double glazed French doors with two UPVC tall double glazed windows either side, small circle UPVC double glazed window, ceiling inset lights around border, under-floor heating, tiled flooring.

First Floor

Landing

9'4" x 6'7" (2.86 x 2.03)

UPVC double glazed window, doors to two bedrooms, ceiling light fitting, laminate flooring.

Bedroom Four

8'9" x 9'10" (2.69 x 3.01)

UPVC double glazed window, central heating radiator, ceiling light fitting, laminate flooring.

Bedroom Five

12'0" x 7'1" (3.68 x 2.17)

UPVC double glazed window, central heating radiator, ceiling light fitting, laminate flooring.

Split Level Upper First Floor

Landing

6'3" x 3'6" (1.91 x 1.09)

Doors to two bedroom, storage cupboard and bathroom, ceiling light fitting, laminate flooring.

Bedroom Two

10'3" x 10'9" (3.14 x 3.28)

UPVC double glazed window, central heating radiator, ceiling light fitting, laminate flooring.

Bedroom Three

10'3" x 10'9" (3.14 x 3.28)

UPVC double glazed window, central heating radiator, ceiling light fitting, carpeted flooring.

Bathroom

6'9" x 5'11" (2.08 x 1.82)

UPVC double glazed frosted window, ceiling light fitting, panel bath with middle tap and showerhead attachment, full pedestal sink with mixer tap and vanity unit, close coupled dual flush WC, shower cubicle with showerhead attachment and glass screen, full-tiled elevations, light-up mirror, tiled flooring.

External

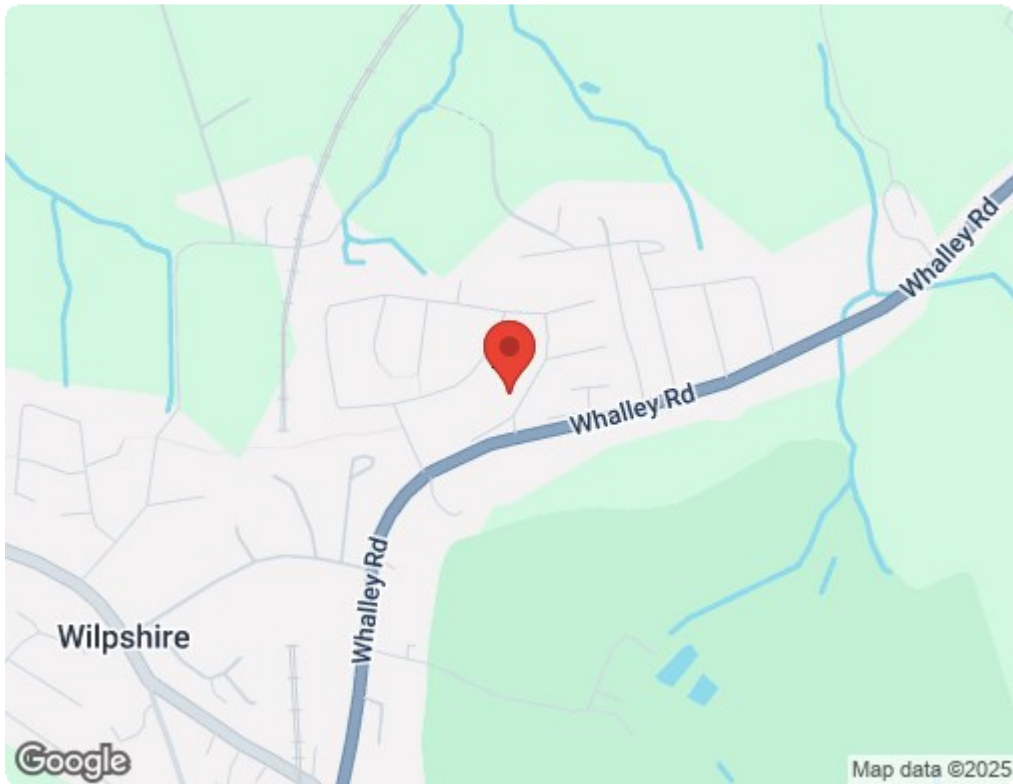
Front

Open access to expansive driveway with access to entrance door and garage, eco-grid driveway, fenced surrounds.

Rear

Enclosed rear garden with gated access either side, access to summer house, pergola with composite decking and steps leading down to rear, fenced surrounds, laid-to-lawn areas, automatic evening lights.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		