



## 29 Somerset Avenue, Wilpshire

£450,000 Leasehold

**\*STUNNING FIVE BEDROOM SEMI DETACHED FAMILY HOME WITH VAST ACCOMODATION\*** In a prestigious Ribble Valley Location, this characterful property has so much to offer; from gorgeous gardens, plentiful parking and unrivalled room sizes, making it a perfect family home with opportunity to make your own

Council Tax band: F

Tenure: Leasehold





*STUNNING FIVE BEDROOM SEMI DETACHED FAMILY HOME WITH VAST ACCOMODATION* In a prestigious Ribble Valley Location, this characterful property has so much to offer; from gorgeous gardens, plentiful parking and unrivalled room sizes, making it a perfect family home with opportunity to make your own.

Located on the picturesque Somerset Avenue, this stunning property offers an outstanding amount of internal accommodation with characterful features such as original front door, ceiling coving and fireplaces. The entrance hall is the central focal point to the home providing access to each of the large reception rooms, kitchen diner, wc and stairs to first floor. Boasting four double bedrooms, a single fifth bedroom and large shower room, this home has an incredible amount of accommodation for even the largest of families while also having the versatility to use as a walk in wardrobe, home office or incorporate additional bathrooms.

Step outside and discover the unique garden space on offer to the rear. Located on one of the larger plots on Somerset Avenue, the garden has been made to create different areas for you to enjoy, whether it be a glass of wine on the patio, children playing on the lawn, flower beds and vegetable patches or even a wild area at the bottom of the garden. The vast space has so much potential - even the opportunity to create a large garden room for relaxing or working from home. The front and side have parking for several vehicles with the option of additional on street parking. A single garage provides ample storage.



stones young

**Porch**

Tiled flooring, upvc double glazed French doors and windows, gas meter

**Hallway**

Carpet flooring, stairs to first floor, panel radiator, TV point, internet point, understairs storage/desk space

**Lounge**

Carpet flooring, feature fireplace, panel radiator, upvc double glazed window

**Dining Room**

Carpet flooring, feature fireplace, panel radiator, upvc double glazed bay window

**Kitchen**

Range of fitted wall and base units with contrasting worksurfaces, stainless steel sink and drainer, integrated oven and grill, integrated fridge, induction hob, plumbed for dishwasher, wood flooring, upvc double glazed window

**Sun Room**

Wooden flooring, panel radiator, upvc double glazed patio doors to garden

**Utility Room**

Tiled flooring, plumbed for washing machine, storage cupboard housing boiler, panel radiator, upvc double glazed back door and window

**Downstairs WC**

Wc and sink, carpet flooring, upvc double glazed frosted window

**Landing**

Carpet flooring, stairs to attic, panel radiator.

**Bedroom 1**

Carpet flooring, fitted wardrobes, panel radiator, upvc double glazed window

**Bedroom 2**

Carpet flooring, fitted wardrobe, panel radiator, upvc double glazed window

**Bedroom 3**

Carpet flooring, fitted wardrobes, panel radiator, upvc double glazed window

**Bedroom 4**

Carpet flooring, feature fireplace, sink, panel radiator, upvc double glazed window

**Shower Room**

Two piece suite with large walk in shower and sink, heated towel rail, panel radiator, fitted storage housing water tank, vinyl flooring, upvc double glazed frosted window

**Wc**

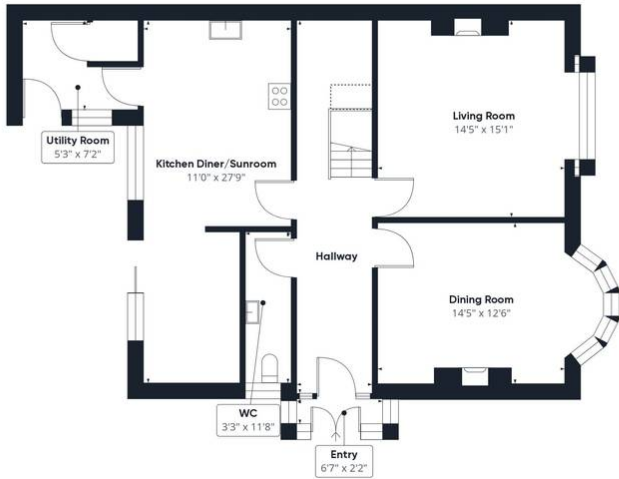
Wc, vinyl flooring, upvc double glazed frosted window

**Bedroom 5**

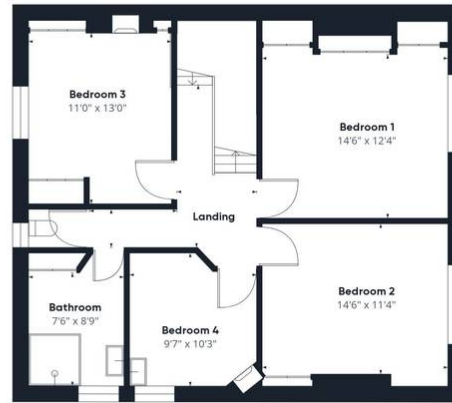
In the attic, carpet flooring, under eaves storage, panel radiator, upvc double glazed window, double glazed velux window







Floor 0



Floor 2



Floor 3



**Approximate total area<sup>(1)</sup>**  
 2008.87 ft<sup>2</sup>  
**Reduced headroom**  
 39.61 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
 Calculations are based on RICS IPMS 3C standard.

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