

# 19 Grange Park Whitchurch



**ROSCOE ROGERS KNIGHT**  
*Town and country properties*





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## 19 Grange Park Whitchurch

Occupying a large plot in the heart of the desirable village, is this smartly presented 3-bedroom link-detached family home with attached single garage. Offering flexible and spacious accommodation across two floors, this property presents an excellent opportunity for expansion. Pretty landscaped gardens and off road-parking for one vehicle. No onward chain.

### Asking price of £365,000 Freehold

Traditionally constructed with a part hanging pantile exterior with inset wooden framed and uPVC windows and doors set under a pitched tiled roof. Internal features include moulded skirting boards and architraves, low voltage downlighters, wooden panelled and part glazed doors and a combination of ceramic tiled and carpeted flooring. An oil-fired boiler provides domestic hot water and heating to radiators throughout.

**The main entrance to the property is from the front garden via a uPVC double glazed door with matching side panels into:**

#### **ENTRANCE PORCH:**

Quarry tiled flooring. Part glazed door with matching side panel into:

#### **INNER HALLWAY:**

Turning staircase with quarter landing. Ranch style balustrading and square newel posts up to the first-floor landing. Under the stairs storage cupboard housing consumer unit.

#### **CLOAK ROOM:**

Window to side. A white suite comprising as low-level WC and vanity unit with floating wash basin and tiled splashback surround. Integrated cupboards with wooden shutters housing oil boiler and water cylinder.

#### **KITCHEN: 3.16m x 2.40m (10'4" x 7'10")**

Part glazed external door and picture window to back with pretty garden views. Laminate worktops with tiled splashback surrounds and inset stainless steel sink and side drainer. Beko cooker with four ring electric hob and concealed circulating fan over. A range of wooden panelled cupboards and drawers set under with space and

plumbing for washing machine/tumble dryer. Complementary wall mounted cabinets and tall units with recess for fridge/freezer.

**LIVING ROOM: 4.44m x 3.43m (14'7" x 11'3")**

An incredibly light principal reception room with bowed window to the front. Wide arched opening into:

**DINING ROOM: 2.42m x 4.44m (7'11" x 14'7")**

Sliding patio door to the back accessing the sun terrace. Door into:

**BEDROOM/STUDY: 3.37m x 2.15m (11'1" x 7'1")**

Window to front. Door into:

**SHOWER ROOM:**

A contemporary suite comprising a vanity unit with inset wash basin and fully tiled double width shower enclosure with seat housing Mira shower with head on adjustable chrome rail. Extraction fan at high level.

**From inner hallway upstairs to:**

**FIRST FLOOR LANDING:**

Window to side. Roof access hatch. Doors into the following:

**BEDROOM THREE: 3.15m x 2.43m (10'4" x 7'12")**

Picture window to back with garden views. Integrated wardrobe with hanging rail, storage and a sliding door with mirrored front.

**BEDROOM TWO: 3.44m x 3.36m (11'3" x 11'0")**

Picture window to back. Fitted wardrobe with hanging rail, shelving and ample storage. Recess to the side with display shelving.

**BEDROOM ONE: 3.44m x 3.26m (11'3" x 10'8")**

Bowed window to front. Decorative covings. Doors into integrated wardrobe with ample storage and shelving.

**FAMILY BATHROOM:**

Frosted window to front. A white suite comprising a low-level WC, vanity unit with floating wash basin and walk-in shower enclosure housing Aqualisa shower with head on adjustable chrome rail.

**OUTSIDE:**

The front garden features a shaped lawned complemented by well stocked herbaceous borders as well as a further lawned area to the side that adjoins the pavement creating an ideal space for property expansion. A paved pathway leads to the rear garden which has been thoughtfully designed and lovingly maintained with raised flower beds and interspaced shrubs and trees.

**ATTACHED SINGLE GARAGE: 5.41m x 2.62m (17'9" x 8'7")**

A concrete base with up and over garage door to the front. Power and light.

**SERVICES:**

Mains electric, water and drainage. An oil-fired central heating system. Council Tax Band D. EPC Rating E.

**DIRECTIONS:**

Heading from Monmouth on the A40, take the Whitechurch exit on the left. Continue along the road for a short distance, taking the left onto Grange Park where the property can be found on the right-hand side.

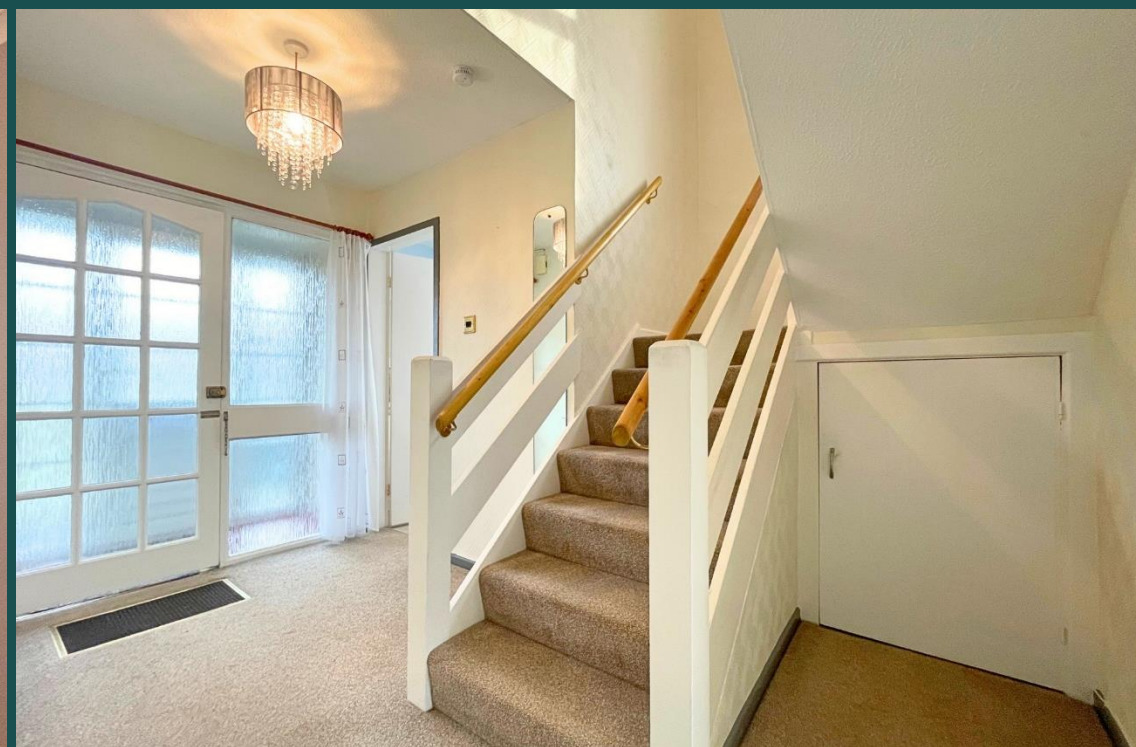
What3words:///steps.midwinter.glance

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- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.



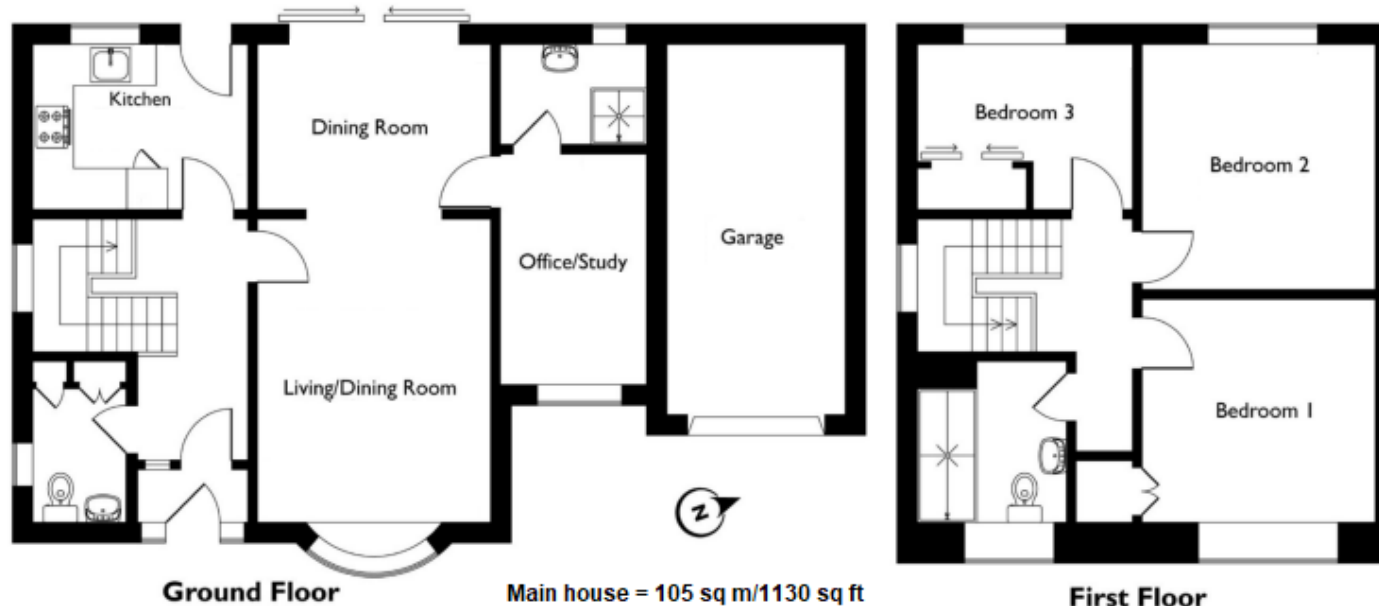








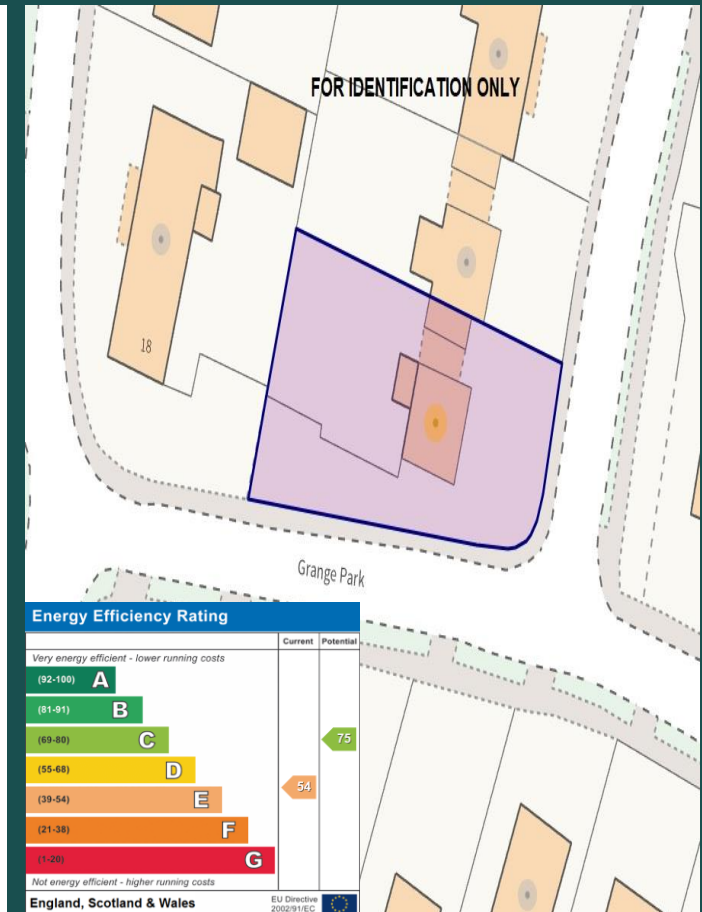




**Ground Floor**

Main house = 105 sq m/1130 sq ft  
Garage = 14 sq m/151 sq ft  
Total = 119 sq m/1281 sq ft

**First Floor**



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