





**STUNNING PROPERTY THAT IS BEAUTIFULLY PRESENTED AND FULL OF CHARACTER WITH A DELIGHTFUL GARDEN. This superb family home close to the city centre offers excellent family accommodation over four floors. This property has been much improved and provides an abundance of living/bedroom space with versatile use. In brief this fabulous house comprises of entrance porch, entrance hallway, living/dining room, inner hall, stairs to the cellar, kitchen/dining area, store room, stairs to the first floor landing, master bedroom with en-suite shower, two further first floor bedrooms, family bathroom, stairs to the second floor landing, two rooms on the second floor are currently utilised as a gym but could be used as further bedroom space. Outside there is off street parking for two cars and a lovely rear garden with astro turf and gazebo/bar area. BEAUTIFUL INSIDE AND OUT.**

### ENTRANCE PORCH

3' 4" x 3' 1" (1.04m x 0.95m) The property is accessed via the front facing double glazed frosted door to the porch, tiled flooring and feature partially tiled walls.

### ENTRANCE HALL

3' 5" x 11' 9" (1.05m x 3.59m) Front facing single glazed frosted door to the entrance hallway with stairs to the first floor, feature floor tiling, coving, two radiators and hive system for the heating.

### LIVING ROOM/DINING AREA

9' 6" x 28' 5" (2.90m min 3.47m max x 8.67m) Fantastic large reception space with is used for living and dining with front facing double glazed bay window, rear facing double glazed window, open feature fireplace with beautiful decorative surround, coving to the ceiling, laminate flooring and telephone point.

### INNER HALL

10' 2" x 3' 2" (3.12m x 0.97m) With access to the kitchen, storage cupboard, side facing double glazed window, laminate flooring and door to the cellar stairs.

### KITCHEN

10' 7" x 13' 4" (3.25m x 4.08m) Superb kitchen with central island, a range of fitted cabinetry at both eye and base level, quartz work surfaces with matching splash backs, partially tiled walls, double bowl sink with drainer, five ring gas hob with extractor hood above, electric oven, plumbing for a washing machine, plumbing for a dishwasher, space for a fridge/freezer, open access to the dining area at the rear, coving and spotlights.



### DINING AREA

10' 9" x 6' 6" (3.28m x 2.00m) Two rear facing double glazed Velux style windows, door to the WC, rear facing double glazed French doors, laminate flooring, radiator and boiler is housed in a cupboard.

### STORE ROOM

2' 11" x 4' 6" (0.90m x 1.38m) Benefitting from potential space for a possible WC, currently utilising a portable WC and rear facing double glazed frosted window.







### CELLAR

Two separate rooms utilised for storage.

### STAIRS

Leading from the entrance hallway to the first floor landing.

### LANDING

Further stairs lead to the second floor, coving and a radiator.

### BEDROOM

15' 3" x 11' 11" (4.66m x 3.65m) Positioned at the front of the house a generous bedroom with fitted sliding wardrobes, two front facing double glazed windows, radiator and coving.

### BEDROOM

9' 7" x 13' 0" (2.93m x 3.97m) Lovely bright double bedroom with two double glazed windows, bi-folding door to the en-suite, radiator and coving.

### ENSUITE

7' 4" x 2' 7" (2.25m x 0.80m) Snug little shower room and a great use of space with WC, wash hand basin, shower, tiled flooring and side facing double glazed frosted window.

### BEDROOM

10' 9" x 7' 8" (3.29m x 2.35m) Overlooking the beautiful rear garden via the rear facing double glazed window and a radiator.

### BATHROOM

7' 5" x 5' 8" (2.28m x 1.75m) Nicely presented bathroom with three piece suite comprising of a low flush WC, wash hand basin, bath with shower screen mounted above, shower unit, heated towel radiator, tiled flooring, tiled walls, spotlights and side facing double glazed frosted window.

### STAIRS

Leading from the first floor landing to the second floor.

### SECOND LANDING

Rear facing double glazed Velux style window and a storage cupboard.

### BEDROOM/GYM

9' 6" x 10' 10" (2.91m x 3.32m) This bedroom is currently utilised as a gym with side facing double glazed window, radiator and storage cupboard.

### STORAGE ROOM/GYM

4' 7" x 7' 0" (1.40m x 2.15m) This room is a versatile space with front facing double glazed window and laminate flooring.

### DRIVEWAY

Off street parking is available for two cars in front of the property on the driveway.

### REAR GARDEN

Superb rear garden with raised decking area, lower astro turf area, shrub/flower beds, fruit trees, further paved patio area to the rear with gazebo/bar area included in the sale.

### NOTES

**Freehold Property**

**Council Tax Band: B**

**Central Heating: Gas Fired**

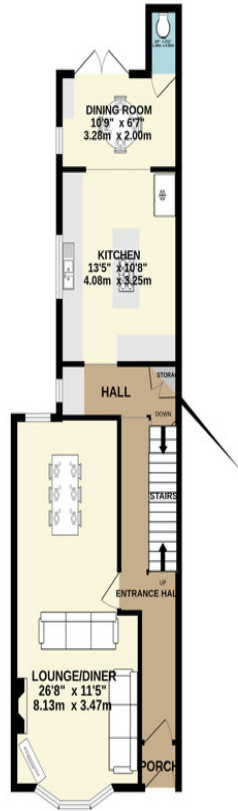
**Heating Boiler Installation: 2021**

**Electrics: Update Works Carried Out 2019**

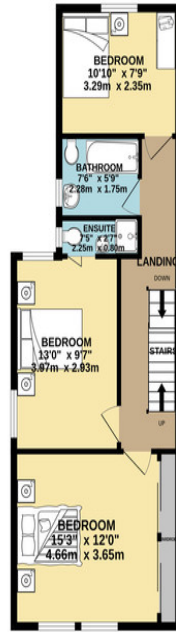
GROUND FLOOR  
189 sq ft. (17.5 sq.m.) approx.



1ST FLOOR  
650 sq ft. (60.4 sq.m.) approx.



2ND FLOOR  
565 sq ft. (52.4 sq.m.) approx.



3RD FLOOR  
202 sq ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA: 1606 sq.ft. (149.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	39 E	
21-38	F		