



HUNTINGTON TERRACE ROAD, HEDNESFORD





## Ground Floor

### Entrance Hall

Enter via a uPVC/partly double glazed front door and having an obscured uPVC/double glazed window to the front aspect, a coved ceiling with a ceiling light point, central heating radiator, decorative panelling to part of the walls, vinyl flooring, a carpeted spindle, stairway leading to the first floor and doors opening to the lounge, the kitchen/dining room and the guest WC.

### Lounge

**14' 2" x 9' 11" (4.31m x 3.02m)**

Having a uPVC/double glazed bay window to the front aspect with a Venetian blind fitted, a coved ceiling with a ceiling light point, a central heating radiator, an open chimney breast with an electric stove fire installed and fitted storage cabinets and shelving each side, carpeted flooring and a television aerial point.

### Dining area

**10' 9" x 8' 8" (3.27m x 2.64m)**

Having uPVC/double glazed French doors to the rear aspect opening to the garden, a coved ceiling with a ceiling light point, fitted, alcove storage, an open chimney breast with spotlights installed, a central heating radiator, tiled flooring and an archway opening to the kitchen.

### Kitchen

**14' 6" x 5' 10" (4.42m x 1.78m)**

Being fitted with a range of wall, base and drawer units with laminate work surface over and matching upstands and having a uPVC/double glazed window to the rear aspect, a coved ceiling with a ceiling light point, under-cabinet accent lighting, a chrome-finished central heating towel rail, an electric oven integrated in a tall cabinet with an integrated microwave above, an electric hob with a stainless steel chimney style extraction unit over, a sink with a mixer tap fitted and a drainer unit, an integrated dishwasher, plumbing for a washing machine, space for an American style fridge/freezer and tiled flooring.

### Guest WC

Having an obscured uPVC/double glazed window to the side aspect, a WC, a circular, stainless steel sink with a mixer tap fitted, base, storage cabinets with laminate worksurface over, partly tiled walls, a ceiling light point, an extraction unit and vinyl flooring.

## First Floor

### Landing

Having a uPVC/double glazed window to the side aspect, a coved ceiling with a ceiling light point, access to the loft space, carpeted flooring and doors opening to the three bedrooms and the family bathroom.

### Bedroom One

**11' 10" x 9' 9" (3.60m x 2.97m)**

Having a uPVC/double glazed window to the front aspect, a coved ceiling with a ceiling light point, a central heating radiator, decorative panelling to part of the walls and carpeted flooring.

### Bedroom Two

**10' 11" x 9' 10" (3.32m x 2.99m)**

Having a uPVC/double glazed window to the rear aspect, a coved ceiling with a ceiling light point, a central heating radiator and carpeted flooring.

### Bedroom Three

**7' 9" x 6' 0" (2.36m x 1.83m)**

Having a uPVC/double glazed window to the front aspect, a coved ceiling with a ceiling light point, a central heating radiator, decorative panelling to part of the walls and carpeted flooring.

### Family Bathroom

**7' 0" x 5' 10" (2.13m x 1.78m)**

A recently re-fitted bathroom which has an obscured uPVC/double glazed window to the rear aspect, ceiling spotlights, a central heating towel rail, a WC, a sit-on wash hand basin with a mixer tap fitted and under-sink storage, fully tiled walls, tiled flooring, an extraction unit and a freestanding, double end bath with a floor-mounted mixer tap fitted which has a hand-held shower head.

## Outside

### Front

Having a block-paved driveway suitable for parking multiple vehicles, courtesy lighting and access to the rear of the property via a wooden side gate.

### Rear

Having a decked patio seating area, a lawn, a paved patio area, an additional decked area with a summerhouse, a cold-water tap, courtesy lighting, electrical points and access to the front of the property via the wooden side gate.





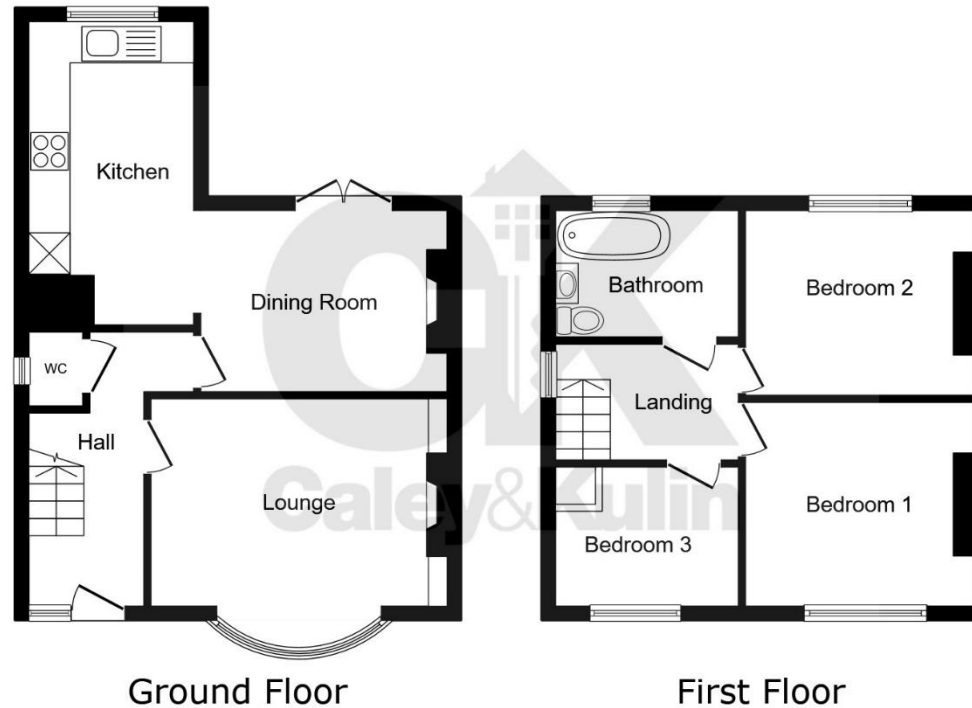






\* An immaculately presented family home situated in a very desirable location \*





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**Council Tax Band:** B

**EPC Rating:** E

**Tenure:** Freehold

**Version:** CK2259/001



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