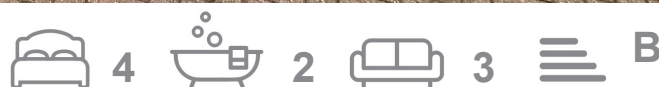




55A Ian Road

Newchapel, ST7 4PP

Price £430,000



Carters are proud to welcome to the market this immaculately presented detached family home, offering an ideal blend of spacious and modern living, which provides an ideal purchase for those ever growing families.

Upon entering, you are welcomed into the entrance porch with an archway through to the hallway. The cosy lounge features a multi-fuel burner, perfect for those chilly evenings. The modern fitted kitchen is equipped with integrated appliances, making it a delightful space for culinary enthusiasts. Adjacent to the kitchen, you will find a snug area, a utility room, and a convenient ground floor W/C, enhancing the practicality of this lovely home. The property boasts four generously sized bedrooms, including a an en suite bathroom, and a four-piece family bathroom which is well-appointed, catering to the needs of a busy household. Outside, the home is complemented by ample off-road parking for up to five vehicles, making it ideal for families with multiple cars. The front garden features an attractive pond, adding to the property's charm. The large rear garden is a true highlight, offering two delightful seating areas where you can relax and enjoy the outdoors, whether for entertaining guests or simply unwinding after a long day.

This detached house is not just a home, it is a sanctuary for family living, combining modern amenities with a warm and inviting atmosphere. With its excellent location and spacious layout, this property is sure to appeal to those seeking a comfortable and stylish family residence.

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Entrance Porch

UPVC double glazed entrance door to the front elevation. Two UPVC double glazed windows to the front elevation. Radiator. Tiled flooring.

Entrance Hall

Archway from the porch. Coving to the ceiling. Radiator. Stairs to the first flooring. Laminate flooring.

Living Room

17'5 x 13'8 (5.31m x 4.17m)

UPVC double glazed bow window to the front elevation. UPVC double glazed window to the side elevation. Featured multi fuel burner with a slate hearth, brick surround and wooden mantle. Coving to the ceiling. Feature wall panelling. Radiator. Two television points.

Dining Room

16'1 x 8'9 (4.90m x 2.67m)

UPVC double glazed window to the front and side elevation. Coving to the ceiling. Radiator. Laminate flooring.

Snug

13'8 x 10'6 (4.17m x 3.20m)

UPVC double glazed french patio doors to the rear elevation. Coving to the ceiling. Feature radiator. Tiled flooring.

Kitchen

13'0 x 9'7 (3.96m x 2.92m)

UPVC double glazed window to the rear elevation. A selection of modern fitted wall, drawer and base units. Work surfaces incorporating inset a sink and drainer. Built in electric oven and microwave. Built in four ring induction hob and extractor hood. Integrated fridge/freezer. Integrated dishwasher. Recessed ceiling down lighters. Radiator. Tiled flooring.

Utility Room

9'8 x 5'2 (2.95m x 1.57m)

UPVC double glazed window to the rear elevation. UPVC double glazed entrance door to the rear elevation.

Modern fitted wall and base units. Work surface incorporating inset a sink, drainer and mixer tap. Space and plumbing for a washing machine and dryer. Built in fridge/freezer. Recessed ceiling down lighters. Plinth electric heater. Tiled flooring.

W/C

UPVC double glazed window to the side elevation. Recessed W/C. Wall mounted wash hand basin. Recessed ceiling down lighters. Tiled walls. Radiator. Built in storage cupboard.

First Floor Landing

UPVC double glazed window to the front elevation. Loft access. Radiator. Airing cupboard.

Bedroom One

15'0 x 13'5 (4.57m x 4.09m)

UPVC double glazed window to the front elevation. Featured wall panelling. Radiator. Two television points. Built in wardrobes.

En Suite

UPVC double glazed window to the side elevation. Modern fitted suite comprising of a shower enclosure with a wall mounted shower, and a rainfall shower head. Vanity wash hand basin. Low level W/C. Recessed ceiling down lighters. Partly tiled walls. Radiator. Fitted unit with mirror. Karndean flooring.

Bedroom Two

13'1 x 9'6 (3.99m x 2.90m)

UPVC double glazed window to the rear elevation. Radiator.

Bedroom Three

10'7 x 9'6 (3.23m x 2.90m)

UPVC double glazed window to the rear elevation. Radiator. Television point.

Bedroom Four

9'7 x 8'9 (2.92m x 2.67m)

UPVC double glazed window to the rear elevation. Radiator.

Bathroom

UPVC double glazed window to the side elevation. A modern fitted four piece suite comprising of a

shower enclosure. Free standing oval bath. Pedestal wash hand basin. Recessed W/C. Partially tiled walls. Radiator. Laminate flooring.

Exterior

Electric gates to the front with intercom and wifi security camera. The driveway is block paved which leads to the detached double garage, with parking for up to five vehicles. There is an Indian stone patio area with a pond and mature shrub borders. The rear is private and enclosed which is mainly laid to lawn, there are two patio areas with a pergola, sleeper borders, four power sockets and an outside tap.

Garage

18'8 x 15'9 (5.69m x 4.80m)

Electric roller door. Power and lighting. Security camera.

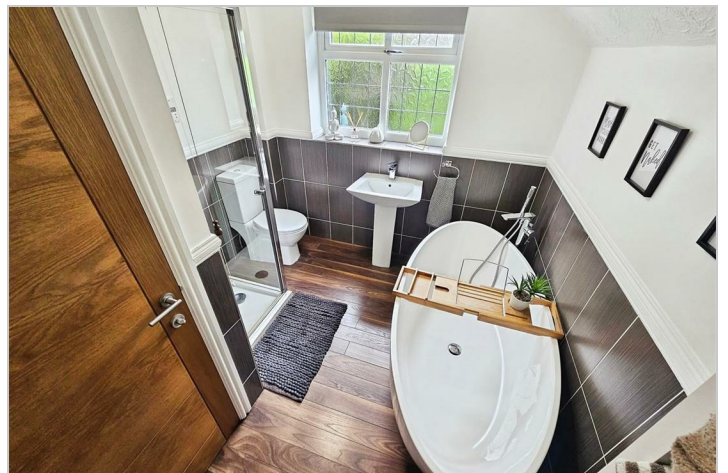
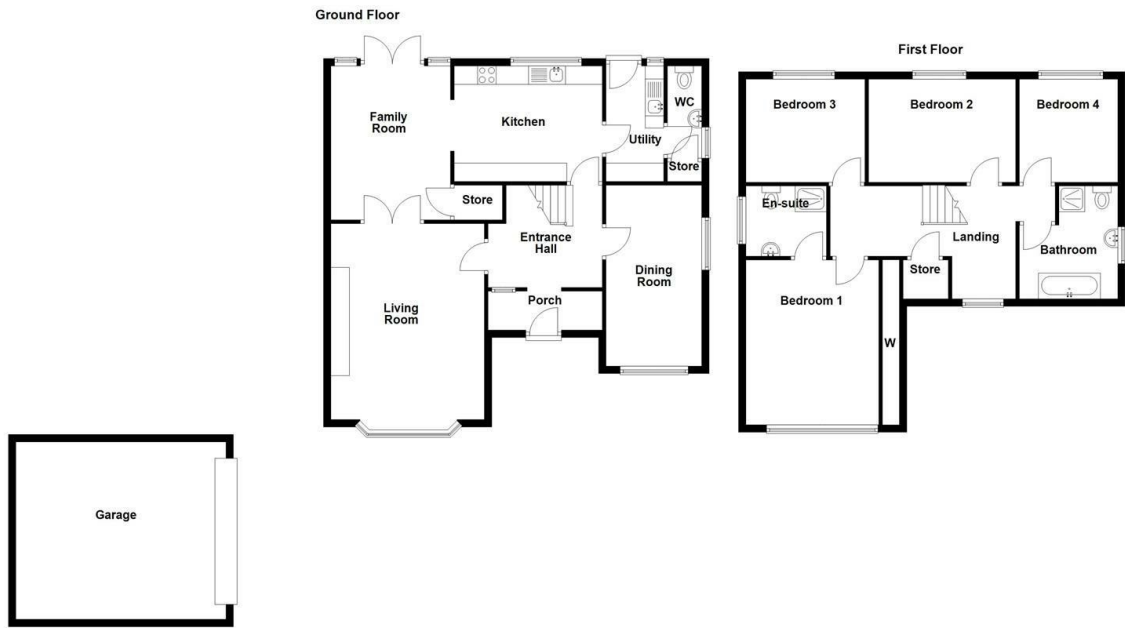
Additional Information

Council tax band E.
Solar panels are owned.

TOTAL FLOOR AREA: 158 square metres / 1700 square feet.

Disclaimer

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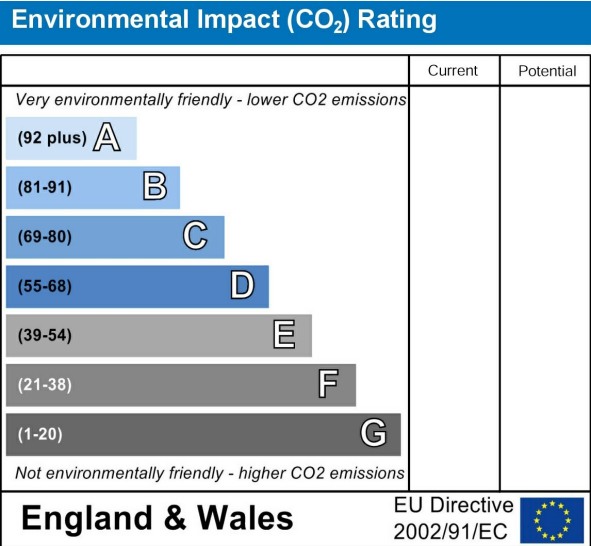
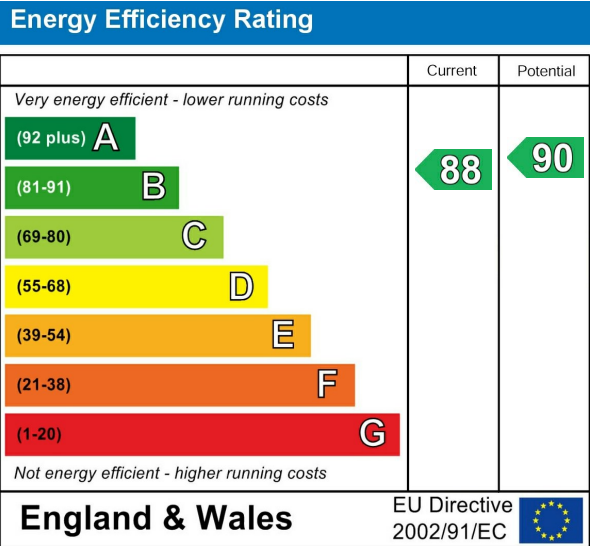
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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