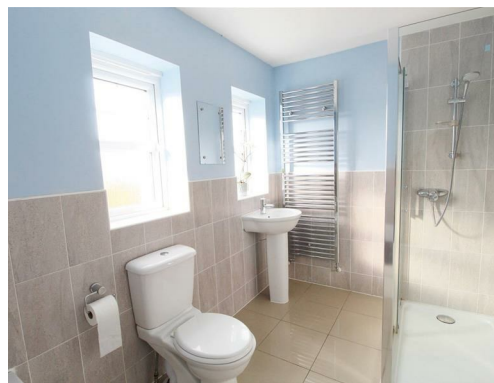


53 Ivy Bank Close,
Ingbirchworth S36 7GT

OFFERS AROUND
£525,000



THIS SUPERB SIX BEDROOM FAMILY HOME OFFERS SPACIOUS ACCOMMODATION OVER THREE FLOORS AND MUST BE VIEWED TO APPRECIATE NOT ONLY THE SPACE BUT THE IDYLIC POSITION OVERLOOKING OPEN FIELDS BEYOND. THE PROPERTY BOASTS A GENEROUS REAR GARDEN, GARAGE AND DRIVEWAY PARKING FOR TWO VEHICLES.
FREEHOLD / COUNCIL TAX BAND F / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 9'5" x 12'11" max

You enter the property through a composite door into a fabulous welcoming L-shaped hallway with practical wood effect laminate underfoot. There is an abundance of space to store coats and shoes. Doors lead to the study, lounge, dining room, downstairs W.C. and dining kitchen and a carpeted spindled staircase ascends to the first floor.

STUDY 7'1" x 8'2" max

Positioned to the front of the property with a window overlooking the cul de sac, this versatile room is used by the current owners as a home office. A door leads into the entrance hallway.

LOUNGE 11'7" x 18'9" max

Spacious and flooded with natural light from French doors which lead to the garden, this neutrally decorated lounge is located to the rear of the property and is the perfect space to relax in the evenings. There is plenty of space for lounge furniture. A door leads into the hallway.



DINING KITCHEN 19'0" x 15'0" max

Having been updated in recent years this stunning dining kitchen really is the heart of the home and combines a light and airy cooking space with an impressive central island which incorporates an informal dining space for up to six people. It is fitted with a range of cream base and wall units, contrasting black Caesarstone worktops and upstands, a monochrome chequerboard splash back behind the cooker space and a double Belfast sink with a satin chrome mixer tap. There is space to accommodate a large range cooker with a double concealed extractor fan above, there is also an integrated microwave and dishwasher. An American style fridge freezer, induction range cooker and a wine fridge are available to purchase by separate negotiation. Dark grey tile effect LVT flooring runs underfoot and spotlights to the ceiling complete the look. French doors to the rear garden, and a large window allow plenty of natural light to enter. Doors lead to the utility room and hallway.



UTILITY ROOM 6'2" x 5'9" max

Handily located just off the kitchen with a part glazed external door leading to the side of the property, this functional utility room is fitted with a combination of grey and white units with roll top granite worktops and a stainless steel sink and drainer. There are spaces and plumbing for a washing machine and a tumble dryer. Polished grey porcelain floor tiles adorn the floor. A door leads into the dining kitchen.

DOWNSTAIRS W.C. 6'0" x 2'10" max

This practical downstairs W.C. is fitted with a white two piece cloakroom suite comprising of a pedestal wash basin with a grey geometric tiled splashback and a low level W.C. A flush light fitting and grey polished porcelain tiles finish the look. A door leads to the hallway.

DINING ROOM 19'0" x 15'0" max

This superb dining room which was formerly part of the garage has been perfectly transformed to create a fantastic dining space which can accommodate a large table and chairs with room for further furniture. A window looks out onto the quiet cul de sac and doors lead to the garage and hallway.



FIRST FLOOR LANDING

A carpeted staircase with a painted spindled balustrade ascends from the entrance hallway to the first floor landing which has doors leading to four bedrooms and the house bathroom. The staircase continues up to the second floor.

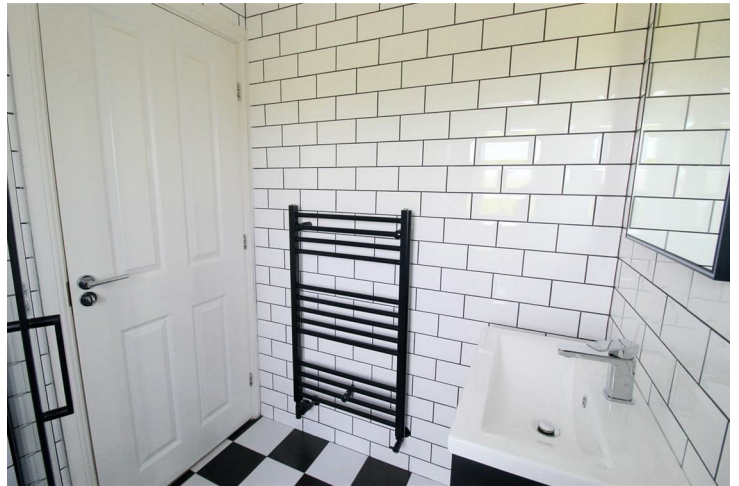
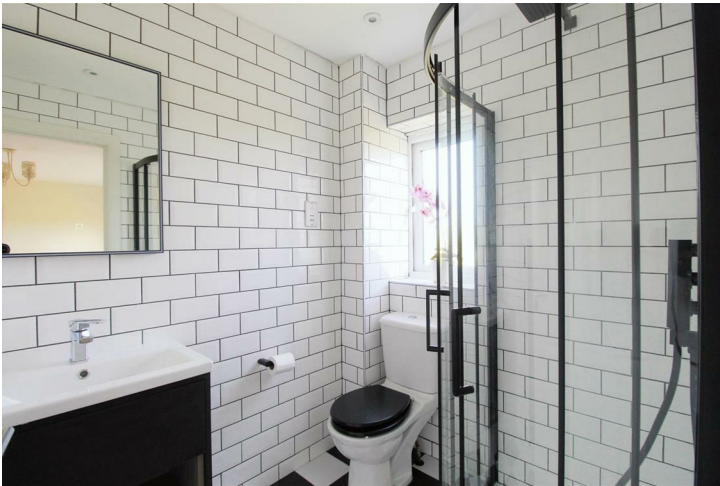
BEDROOM ONE 11'7" x 19'2" max

Located to the rear of the property with far reaching views over the countryside beyond from its large window, this generous double bedroom benefits from a dressing area with built in wardrobes and an abundance of space for further items of bedroom furniture. Its neutral décor creates a feeling of calm just perfect for relaxing and unwinding. Doors lead to the ensuite and first floor landing.



ENSUITE 5'3" x 6'4" max

This striking monochrome ensuite shower room has a stylish black framed quadrant shower enclosure with a black waterfall shower with concealed controls. a black wall mounted vanity drawer unit with an integral white hand wash basin with mixer tap and a low level W.C.. The tiled walls have white metro tiles with contrasting black grout and there are chequerboard ceramic tiles to the floor. There are spotlights to the ceiling, underfloor heating and a black dual-power ladder heated towel rail completes the look. An obscure window allows natural light to flood in and a door leads to the bedroom.



BEDROOM TWO 11'7" x 15'8" max

Again with fantastic countryside views from its rear facing window, this second double bedroom with ensuite facilities is spacious and can freely accommodate freestanding bedroom furniture. Doors lead to the ensuite and the first floor landing.



ENSUITE 5'0" x 5'4" max

This contemporary shower room is fitted with a white suite comprising of a low level W.C., pedestal wash basin with mixer tap and a shower enclosure with a thermostatic mixer shower. The room is partially tiled with white embossed tiles and there are glossy grey porcelain tiles to the floor. A door leads to the bedroom.



BEDROOM THREE 8'10" x 13'5" max

Flooded with natural light from its front facing window overlooking the quiet cul de sac, this third neutrally decorated double bedroom is spacious enough for items of freestanding bedroom furniture. A door leads onto the landing.



BEDROOM FOUR 9'5" x 11'9" max

Again located to the front of the property with a window looking over the cul de sac, this good sized bedroom is decorated in neutral tones and has room for freestanding bedroom furniture. A door leads onto the landing.



HOUSE BATHROOM

Just flooded with natural light courtesy of two obscure windows this good sized contemporary bathroom is fitted with a white four piece suite comprising of a low level W.C., pedestal wash basin with mixer tap, a bath with a shower attachment mixer tap and a double walk in shower enclosure with a thermostatic mixer shower. The room is partially tiled with white embossed tiles and there are beige polished porcelain tiles underfoot. A flush light fitting and a chrome ladder style heated towel radiator completes the look. A door leads to the landing.

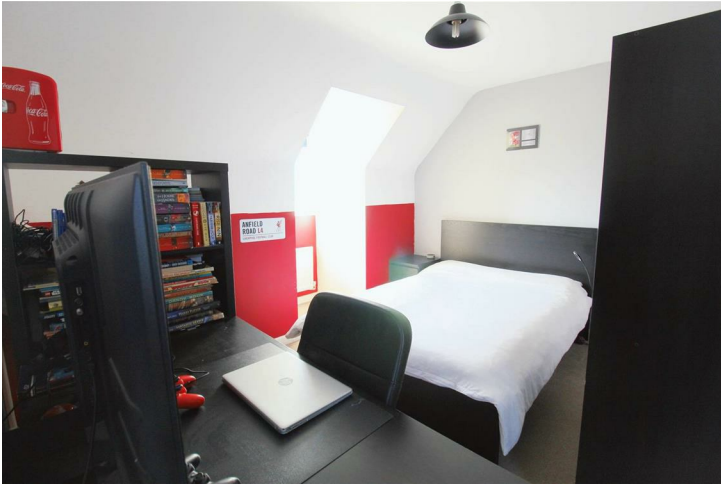


SECOND FLOOR LANDING

The staircase from the first floor continues up to the second floor landing where there are doors to the two bedrooms and a large cupboard which houses the property's hot water cylinder and offers some storage.

BEDROOM FIVE 12'2" x 17'8" max

Nestled on the second floor this impressive bedroom has a huge amount of space for bedroom furniture and a dormer window overlooking the front of the property with far reaching views. An additional skylight provides more light for this wonderful bedroom space. There is a built in cupboard to one corner giving access to storage in the eaves. Doors lead to the ensuite and the second floor landing.



ENSUITE 7'5" x 5'0" max

This contemporary ensuite shower room has a white low level W.C. and matching pedestal wash basin with mixer tap. Its step in shower enclosure has a thermostatic mixer shower. There are glossy white tiles to the floor and the walls are partially tiled with coordinating white tiles. A Velux window in the sloping ceiling allows natural light to flood through and a chrome heated towel radiator completes the scheme. A door leads into the bedroom.



BEDROOM SIX 8'9" x 17'5" max

This good sized double bedroom has a dormer window overlooking the quiet cul de sac and the hills further afield whilst a further velux window enables extra natural light to flood in. It benefits from a built in storage cupboard to one corner and there is further room for freestanding items of furniture. The room is neutrally decorated with a striking aquarium print feature wall. A door leads onto the second floor landing.



FRONT, DRIVE & GARAGE

The property is positioned at the head of the cul de sac which is a shared private access for this property and the two neighbouring ones. There is driveway parking for two vehicles and access to a single integral garage which has light and power and an up and over door.



REAR GARDEN

To the rear of the property is a good sized securely enclosed garden which has Indian stone flags adjacent to the house creating a patio area, this then opens out to one side to become a larger area suitable for placing garden furniture and al fresco dining. A stone 'table' provides a surface for housing a pizza oven or preparing food for a BBQ. A substantial stone built planter is planted with well-established shrubs and frames the patio area. The rest of the garden is lawned with a small pond. Paths lead down both sides of the property, with a gate on one side to the front.



REAR VIEWS OF OPEN COUNTRYSIDE





~ Agent Notes ~

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

~ Paisley Properties ~

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

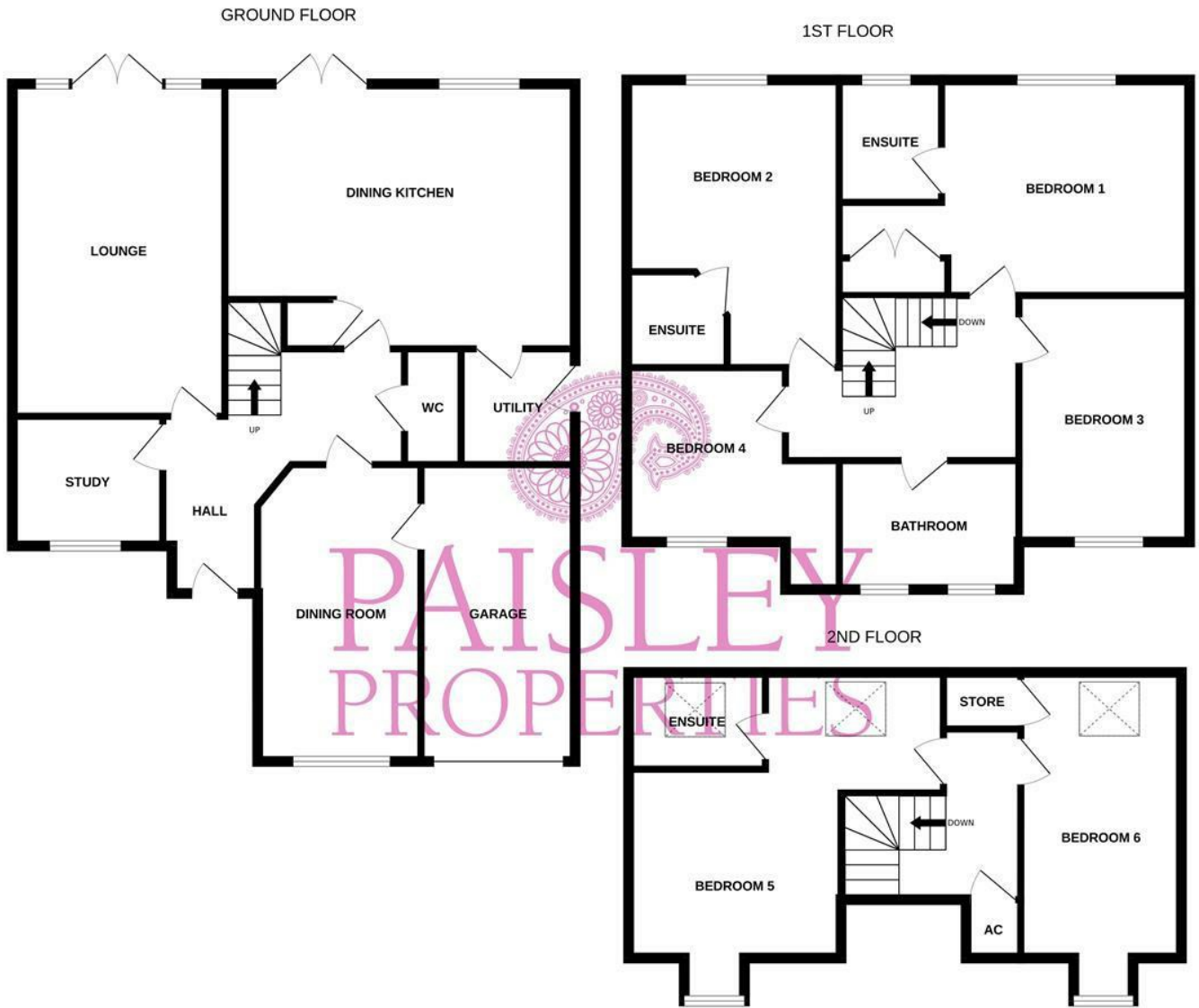
~ Paisley Mortgages ~

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

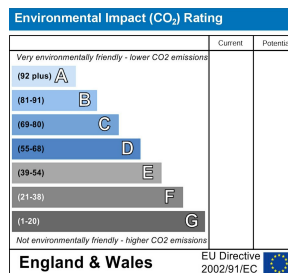
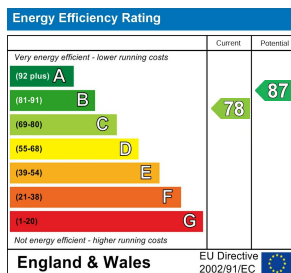
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ Paisley Surveyors ~

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



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.
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