



REZIDE
GROUP

CLAY STREET, WYMESWOLD,
£675,000



REZIDE Estate Agents is thrilled to present Clay Street, a captivating period cottage that seamlessly blends timeless charm with modern convenience. This exquisite property boasts three spacious double bedrooms, four inviting reception rooms, a luxurious master suite with a dressing room and ensuite, an expansive and beautifully maintained garden, off-road parking, and a double garage.



Upon arrival, you'll notice the property's unique feature of having two front doors. Entering from the right, you are welcomed into a charming entrance hall. To your right, a convenient cloakroom and downstairs WC await. As you move further, you'll find the heart of the home—the spacious kitchen. This well-appointed kitchen is a chef's delight, featuring fitted cupboards, ample work surfaces, dual-aspect windows, and a rear door that opens to the serene garden.

Adjoining the kitchen is the elegant dining room, a perfect space for entertaining with its open fireplace, stunning exposed beams, and dual-aspect windows that bathe the room in natural light. From the dining room, step into the cozy lounge, complete with a gas fireplace, more exposed beams, and a quaint nook under the staircase. A door from the lounge leads to the delightful garden room—a timber-framed lean-to conservatory that opens onto the garden, offering a perfect retreat to relax and enjoy the outdoors year-round.

Ascending from the lounge, you'll find the downstairs study, providing a peaceful workspace with views over the rear garden. There's also a snug, ideal for a quiet read, with a window looking into the garden room. Upstairs, the first room you encounter is the impressive second bedroom, the largest of the three, featuring dual-aspect windows. Next is the charming third bedroom with double timber doors and a view over the rear garden. Finally, the master bedroom offers a sanctuary of comfort, complete with fitted furniture, a picturesque window view, a dedicated dressing area, and an ensuite bathroom. A spacious airing cupboard and a family bathroom with a corner bath, pedestal basin, and toilet complete the upper floor.

Outside, the expansive garden is a gardener's dream, showcasing meticulously planted flowerbeds, winding paths, mature trees, and a tranquil nature pond. A lean-to greenhouse and a spacious double garage, accessible via the driveway, add to the property's appeal.

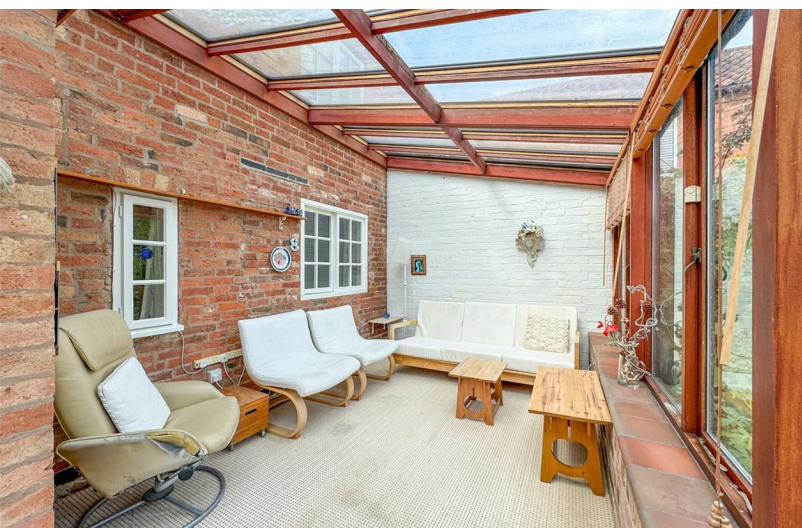
Located in the highly sought-after village of Wold, Clay Street offers the perfect blend of rural tranquility and modern convenience. Just a short walk from the village center, you'll find essential amenities including a shop, pharmacy, and bus stop, as well as a selection of excellent pubs, restaurants, and picturesque countryside walks. This enchanting cottage offers everything you could desire in a rural retreat.

Listing Paragraph DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



















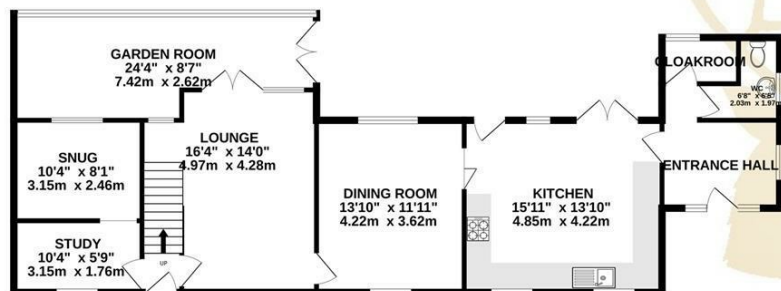


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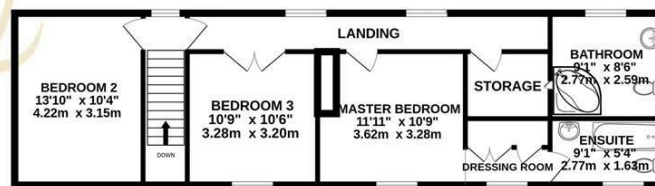


PLOT PLAN FOR GUIDANCE ONLY

GROUND FLOOR
1062 sq.ft. (98.6 sq.m.) approx.



1ST FLOOR
715 sq.ft. (66.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1777 sq.ft. (165.1 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.
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