



St.Margarets Road
Whitchurch



STEPHENS
& PARTNERS



St.Margarets Rd
Whitchurch
£599,950

Three Double Bedrooms
Three Reception Rooms
Conservatory
Large Kitchen/Diner
Large Utility
Double Garage
Family Bathroom
Separate Shower Room
D/Glazed Throughout
Off Road Parking
Close to Amenities
Whitchurch High
Catchment



This unique detached property doesn't just boast of being in one of Whitchurch's most desirable turnings, but due to its internal layout comes with a conservatory, three reception rooms, including a large kitchen diner. This flows into a second reception and it is not just ideal for entertaining, but due to the double aspect log burner, it's also perfect for a family get together

Situated within easy access to all of Whitchurch Village's local amenities, including local shops and eateries, the property also benefits from very easy access to Junction 32 of the M4 and good road, rail and bus links to the city centre.

Very large utility room with potential for adding two further bedrooms above the large garage and utility room (subject to planning).

There are many internal and external features and early viewing is highly recommended to avoid disappointment.

Entrance Porch :

via Upvc double glazed windows and door to front. Upvc double glazed windows to side, wall tiles laminate wood flooring, Upvc double glazed door to:

Hallway:

Parquet flooring, carpeted stairs to first floor landing. Wood door to :

Downstairs W.C.

Fitted with low level W.C. Wall mounted hand basin, wall mounted combination boiler. Oak flooring.

Reception Room One:

15' x 12'

Dual aspect with front and rear Upvc double glazed windows giving this room a good light and airy feel about it. A very private feel to this room as it is screened by conifers to the front and is not overlooked to the rear. Parquet wood flooring, radiators including a feature radiator, power points, TV aerial socket.

Reception Room Two

11'5" x 12'

Upvc double glazed window to front. Tiled flooring, feature Hunter Multi fuelled double facing fireplace and tiled hearth, ample power points, Upvc double glazed French doors to rear conservatory open access to:



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Kitchen/Diner

20' x 12'4"

Recently fitted kitchen, with a range of solid wood high & low level units including display cabinets and under unit lighting, Range oven / hob & extractor fan. Wooden work surfaces and matching breakfast bar, inset ceramic sink with stainless steel mixer taps. Ample power points. Oak flooring. Upvc double glazed windows to front and side. Tiled Hearth with wooden mantle, dual aspect fireplace bringing this fabulous multi fuel fire into both rooms and creating enormous atmosphere in the winter months. Wood glazed door to :

Large Utility Room

12'4" x 10'

Fitted with a range of high & low level units. Stainless steel sink unit and mixer taps. Plumbed for washing machine, tumble dryer. Splash back tiles to work surfaces. Upvc double glazed door to side.

Velux ceiling window, wooden door to :

Double Garage

15'8" x 14'6"

Large double garage with Up and Over electric garage door. Power points, lighting.

Conservatory

11'0" x 7'6"

Upvc double glazed windows to rear and French doors opening to the rear garden. Oak flooring, power points, feature grey vertical wall radiator.

First Floor Landing

Fitted carpet, large Upvc double glazed picture window to the rear giving plenty of lighting to the landing. Upvc double glazed windows to front. Radiator, access to loft. Feature coving. Storage cupboard with shelving. Wooden doors to all rooms.

Bedroom One

15' x 12"

Dual aspect with Upvc double glazed windows to front and rear. Free-standing wardrobes with down lights to remain. Radiator, power points, fitted carpet, feature coving.

Bedroom Two

12'3" x 11'

Fitted carpet, Upvc double glazed windows to side. Radiator, power points. Feature coving.

Bedroom Three

9'0" x 8'7"

Laminate wood floor. Upvc double glazed window to front. Radiator, power points.



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Family Bathroom

8'8" x 7'0"

Fitted with matching three piece suite comprising of panelled bath with shower attachment, a large inset sink unit, with storage cupboard and low level W.C.

Modern wall tiles around bath and sink unit. Vinyl floor tiles, radiator, feature covering. Obscured Upvc double glazed window to rear.

Separate Shower Room

8'8" x 4'

Gainsborough shower with modern low level W.C. and wash hand basin set into dark grey storage unit. Ceramic floor tiles, modern wall tiles fully around shower and matching splash back tiles to around the sink. Electric under-floor heating. Down lighting, Upvc double glazed window to rear.

Exterior

Rear Garden

From the Conservatory, onto a decked area leads to light grey flagstones, which in-turn lead to a pathway which runs to the side of the house. Part lawned areas. In addition to feature walls there is a good selection of well-maintained trees and shrubs, giving a very relaxing feeling to this privately enclosed garden. Stepping stones to the side lead around to the front door and with a row of conifers standing above the front wall giving privacy to Reception Room 1.

Front

Grassed area with hard standing for off road parking for two cars. Well maintained shrubs and trellis give extra privacy to the remaining ground floor receptions.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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