



The Grove, Grove Road,

Offers In Region Of £650,000

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The Grove, Grove Road,

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****Calm down kids it's not a real garage your going in****

Tucked away behind solid gates at the end of the popular Grove Road, sits this beautiful 2013 detached residence with ample parking to the front. With an open plan living space, large conservatory and 4 double bedrooms, 1 ensuite bathroom, and 1 family bathroom, there is plenty of room for the family. If you need more space or have guests, a 1 bedroom ensuite annexe with its own entrance and living space can be easily integrated into the main house or kept separate. A low maintenance garden is an entertainers dream, enabling you to enjoy your days cooking over a BBQ or laid reading a book. Should you feel green fingered, the raised beds around the property allow room for making the garden more personal to you.





Lounge

6.78m x 3.51m (22'3" x 11'6")

Good sized living space with UPVC double glazed window to the front & side, built in feature gas fire, white carpets and under floor heating.

Kitchen

4.34m x 3.51m (14'3" x 11'6")

The L shaped kitchen opens out into the main entertaining area, incorporating plenty of storage with a range of white wall and base units with black granite worktops. Built in you have a coffee machine, 2 mid-height ovens, microwave and dishwasher. The hob is situated in the central island with seating space. The floor is tiled with under floor heating.

Conservatory

5.87m x 3.28m (19'3" x 10'9")

UPVC double glazed windows on 3 sides with French doors to the side and patio doors to the rear, and a tiled floor with under floor heating.





Utility Room

2.31m x 1.91m (7'7" x 6'3")

UPVC double glazed window to the rear with 3 larger cupboards, tumble dryer and plumbing for washing machine. The ground floor underfloor heating is in a cupboard under the worktop. The same tiled floor for the ground floor flows into here. Access is available internally to the annexe from the utility area.

WC

1.96m x 1.88m (6'5" x 6'2")

Black tiled sparkling floor gives a little glitz to the downstairs facility, and hides the points for the lounge wall mounted television.

Landing

Landing Oak banisters with chrome spindles to the stairs, access to bathroom, all bedrooms, and second access to the annexe.



Master Bedroom

4.47m x 3.53m (14'8" x 11'7")

UPVC double glazed window to the front, under floor heating, carpets, and access to private en suite bathroom.

Ensuite

3.51m x 2.13m (11'6" x 7'0")

UPVC double glazed obscured window to the rear. The room is tiled floor to ceiling, with under floor heating, a good sized enclosed shower, vanity basin, low level WC, and heated towel rail.

Bedroom 2

3.53m x 3.43m (11'7" x 11'3")

UPVC double glazed window to the rear, carpets, and underfloor heating.



Bathroom

Tiled floor & tiled splash backs with UPVC double glazed window to the front. Bath with shower over, vanity basin, low level WC, underfloor heating, and heated towel rail.

Bedroom 3

3.96m x 3.51m (13'0" x 11'6")

Velux window with blinds integrated into glass unit. dormer UPVC double glazed window to the rear, ample eave storage, carpets and under floor heating.

Bedroom 4

4.52m x 3.96m (14'10" x 13'0")

Velux window with blinds integrated into glass unit dormer UPVC double glazed window to the rear, ample eave storage, carpets and under floor heating.





Annexe Living Space

5.87m x 2.64m (19'3" x 8'8")

The integral garage has been converted to offer flexible living accommodation. This could be utilised as an annex for relatives or a little air B&B. The annexe is easily incorporated into the main house by the 2 internal doors which enter the main house through the utility and the first floor landing. The living Space has its own spiral staircase to the bedroom with electric heating and carpets, UPVC double glazed door and window to the rear. The main house fuse box is located on the ground floor.

Annexe Bedroom

4.06m x 2.62m (13'4" x 8'7")

UPVC double glazed window to the rear, electric heating, carpets, and access to the en suite.

Annexe ensuite

2.62m x 1.68m (8'7" x 5'6")

UPVC double glazed window with good sized

Garden

The gated frontage is laid with paving to create ample parking. High evergreen hedges sit inside the front boundary either side of the entrance. The front garden contains 2 two raised shrub filled beds. The side access lawn area leads to the rear garden, giving a private space to entertain. Raised border and beds are around parts of the garden, so it is ideally designed for those who want to enjoy their time and would rather be having BBQ's than gardening thanks to the mainly paved area, with external sockets and lighting. For those who like to have somewhere to store the bikes and tools, a handy brick-built shed is hidden round the back of the property.





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