



*Perran Cottage*


LAVERNOCK ROAD






## LAVERNOCK ROAD

, CF64 3QF - £995,000

 4 bedroom(s)

 2 bathroom(s)

 2517.00 sq ft

Located upon a large corner plot - impressively spacious detached period home. Greatly improved and beautifully presented throughout. Catchment for the popular Evenlode Primary & Stanwell Secondary Schools. Situated between the 2 recreation fields - The Old Pen's & Penarth Athletic Club. Boasting over 2,500 square footage of spacious and versatile living space. Briefly comprising a welcoming entrance hall, ground floor cloakroom, large living room with contemporary curved wall, stunning kitchen with breakfast area - fitted with contemporary units by Sigma 3, utility room, home office, large formal dining room with equally large lounge plus stylish Orangery with roof lantern & bi-fold doors leading into the garden. To the first floor there are 4 double bedrooms with built in wardrobes to 3 of them and a recently refitted en suite bathroom to the master plus a family bathroom with recently refitted stylish suite completes the accommodation. Planning (now lapsed) was consented for a formal loft conversion creating 3 extra rooms. Complimented with gas central heating together with under floor heating, security alarm and upvc double glazing. With a wide frontage - lawned plus side gates allow off road parking for up to 6 cars or more. At the rear a large lawned garden with 3 patio areas plus a detached double garage. Viewing highly recommended.

### PROPERTY SPECIALIST

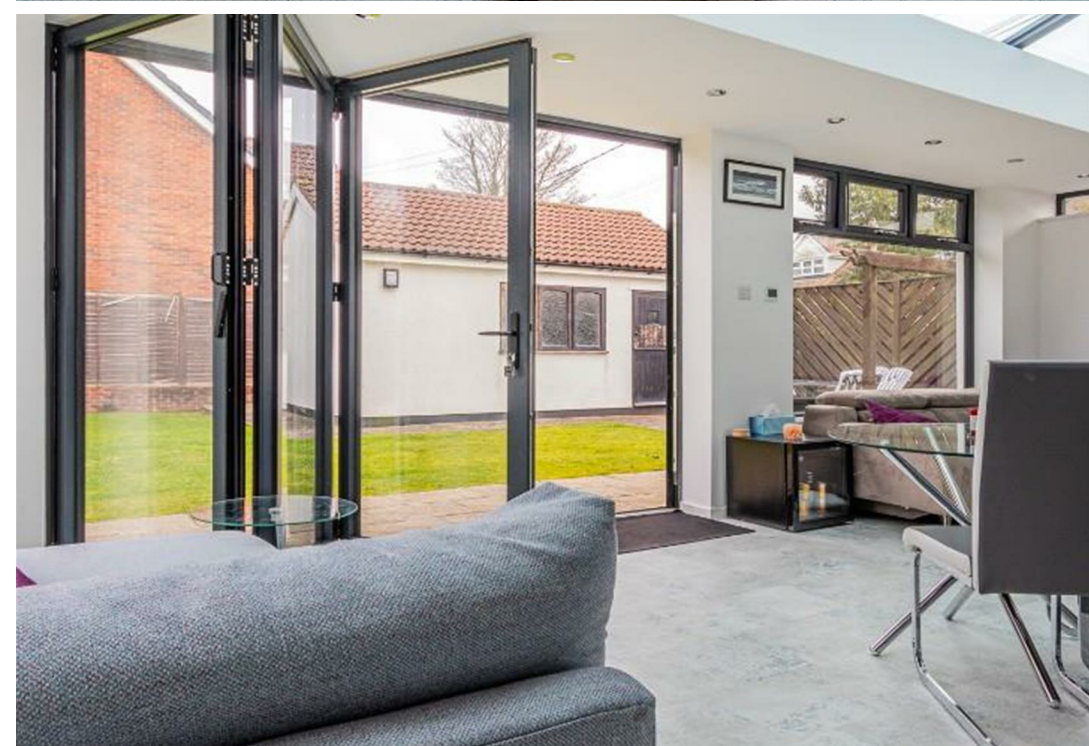
**Mr Paul Davies**


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Negotiator







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



















## FEATURES

Improvements include under floor heating in the entrance hall, living room & cloakroom - porcelain tiled flooring, under floor heating in the kitchen and in both bathrooms to the first floor.

The contemporary Orangery was built within the last few years providing a superb entertaining space indoors whilst enjoying the garden with a large central roof lantern allowing maximum light, bi-fold doors lead into the garden plus there is the benefit of under floor heating.

The stunning kitchen by Sigma 3 with its vast array of 2 tone units with a large attached Island unit and benefitting from a solid Corian worktop - features include soft close doors & drawers, LED plinth lighting, built in microwave oven, coffee machine, integrated dishwasher plus an inset 'Stoves' double oven range cooker with slow cooker & grill plus 7 gas burners. The room also benefits from under floor heating.

Both bathrooms suites have been replaced with contemporary white suites with the en suite bathroom benefitting from under floor heating.

## ENTRANCE HALL

4.90m max x 3.28m (16'1" max x 10'9")

## CLOAKROOM

### LIVING ROOM

7.54m max x 3.99m max (24'9" max x 13'1" max)

### KITCHEN DINER

6.58m max x 3.56m max (21'7" max x 11'8" max)

### UTILITY ROOM

3.81m x 1.73m (12'6" x 5'8")

### HOME OFFICE

4.45m into bay x 3.28m (14'7" into bay x 10'9")

### DINING ROOM

6.93m into bay x 3.91m (22'9" into bay x 12'10")

### LOUNGE

7.09m into bay x 3.96m max (23'3" into bay x 13' max)

### ORANGERY

6.50m x 3.66m (21'4" x 12')

## FIRST FLOOR LANDING

### BEDROOM 1

5.03m x 3.18m (16'6" x 10'5")

## EN SUITE BATHROOM

### BEDROOM 2

3.94m x 3.10m (12'11" x 10'2")

### BEDROOM 3

4.14m x 3.15m (13'7" x 10'4")

### BEDROOM 4

3.53m x 2.57m (11'7" x 8'5")

## BATHROOM

## GARDEN

### DOUBLE GARAGE

5.74m x 4.60m (18'10" x 15'01")

### COUNCIL BANDING

Council Band H with current annual charge of £3,748.40



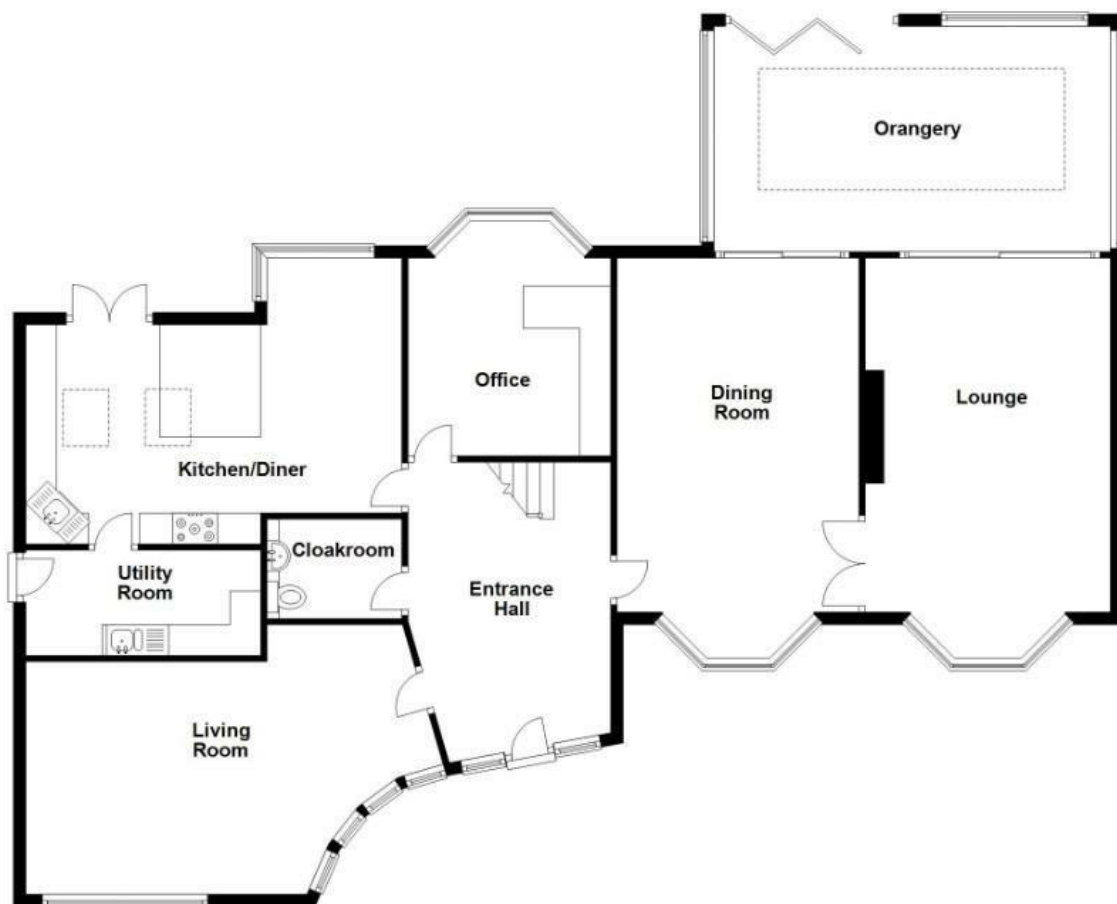
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This beautifully presented house with its perfect mix of accommodation over 2 floors makes for a spacious and versatile family home. With a large garden and perfectly placed for 2 local recreation fields and a short walk to the nearby schools of Evenlode & Stanwell. Much attention to detail has been sought with contemporary features including under floor heating and the stunning Orangery overlooking the garden.

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Comments by Mr Paul Davies

**Ground Floor**  
Approx. 155.5 sq. metres (1674.0 sq. feet)



**First Floor**  
Approx. 78.4 sq. metres (843.7 sq. feet)



Total area: approx. 233.9 sq. metres (2517.7 sq. feet)

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Jeffrey Ross