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Plan produced using PlanUp.



This beautifully REFURBISHED stone built semi detached home is set in a highly sought after location. The property offers well proportioned accommodation, including a vestibule, hallway, living room, newly fitted kitchen, dining room, rear porch, and cellar room. On the first floor, there are two double bedrooms, a fitted bathroom, and a separate WC, while the second floor features an additional double bedroom and a stylish new bathroom with a walk in shower and roll top bath. Outside, a shared driveway provides access to OFF ROAD PARKING, and the rear garden is mainly laid to lawn.

MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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ENTRANCE VESTIBULE

Stained glass entrance door with window above, tiled flooring, internal door leading to;

HALLWAY

Period-style radiator, LVT wood effect flooring, and stairs to the first floor.

LIVING ROOM

14'0 x 11'11 into bay (4.27m x 3.63m into bay)
uPVC double-glazed bay window, multi-fuel burner, and a period-style radiator.



KITCHEN

12'7 x 12'6 (3.84m x 3.81m)
uPVC double-glazed window, fitted wall and base units, as well as a kitchen island—all with a quartz worktop. Aga range, stainless steel inset sink with mixer tap, integral dishwasher, LVT wood effect flooring, and access to the cellars.



DINING ROOM

8'11 x 7'9 (2.72m x 2.36m)
uPVC door and two double-glazed windows, period-style radiator, and LVT wood effect flooring.



PORCH

8'4 x 5'5 (2.54m x 1.65m)

FIRST FLOOR LANDING

Period-style radiator and stairs to the second floor.

BEDROOM TWO

15'9 x 11'8 (4.80m x 3.56m)
Two uPVC double-glazed sash windows with bespoke shutters, fitted wardrobes, and a period-style radiator.



BEDROOM THREE

12'7 x 9'5 (3.84m x 2.87m)
uPVC double-glazed sash window with bespoke shutters and a period-style radiator.



BATHROOM

uPVC double-glazed sash window, P-shaped bath with a wall-mounted shower fitment, wash basin with mixer tap, ladder-style radiator, part-tiled walls, and wood effect flooring.



WC

uPVC double-glazed window, WC, and wood effect flooring.

SECOND FLOOR LANDING

Double-glazed Velux window and access to eaves storage space.

BEDROOM ONE

15'10 x 11'7 (4.83m x 3.53m)
uPVC double-glazed window and a period-style radiator.



BATHROOM

12'7 x 9'10 (3.84m x 3.00m)
uPVC double-glazed sash window, walk-in shower cubicle with wall-mounted shower fitment, roll-top bath with freestanding mixer tap, WC with push flush, wash basin, period-style towel radiator, and wood effect flooring.



CELLAR ROOM

15'5 x 13'11 into bay (4.70m x 4.24m into bay)
Sash window, Plumbing for a washing machine, and a central heating boiler.

EXTERNALLY

Top the front of the house there is a lawned garden with gated together with a shared driveway leading to the rear.

The rear of the property benefits from a parking space which is currently used as a seating area, and a raised lawn.

