



## 13 LABURNUM AVENUE WALTHAM, DN37 0JT

**£390,000**  
**FREEHOLD**

### \*\* COTTAGE WITH SELF CONTAINED DETACHED BUNGALOW & LARGE LEISURE CABIN \*\*

Nestled in a peaceful location in Waltham, this exceptional property combines the charm of a traditional three-bedroom cottage with an array of modern and practical features. The main cottage offers a welcoming and cozy atmosphere, with ample living space, perfect for both relaxation and entertaining.

A standout feature is the detached self-contained one-bedroom bungalow, ideal for guests, extended family, or even as a potential rental opportunity. The property also includes a spacious detached garage, complete with a utility room and a separate hobbies room, providing ample storage and versatility for any creative or practical pursuits.

For those who love leisure and recreation, the property boasts a fantastic snooker leisure cabin, offering the perfect space for both relaxation and friendly competition. Surrounding the cottage, you'll find large lawned gardens, beautifully maintained with various seating areas perfect for enjoying the tranquility of the outdoors. Additionally, the property includes an allotment, perfect for gardening enthusiasts looking to cultivate their own fruits, vegetables, and flowers.

With its unique blend of rustic charm and modern amenities, this property offers a peaceful retreat within the quiet village of Waltham, while still being close to local amenities. Whether you're seeking a family home, a space for hobbies, or a secluded getaway, this property truly offers something for everyone.



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## 13 LABURNUM AVENUE



### ENTRANCE HALLWAY

As you enter the property through the front entrance door you are met with a long hallway with side window with doors to a storage cupboard and a door to the second sitting room.

### LOUNGE

accessed via a door from the second sitting room this formal lounge benefits from a feature Victorian style fireplace with decorative tiling and a large window overlooking the front aspect with ample room for dual sofas.

### SECOND SITTING ROOM

The central hub room of the house with access to the dining kitchen, formal lounge and stairs to the first floor coming directly from it, with an imitation feature log burner to the central chimney breast and a side window for light.

### DINING KITCHEN

With a range of wall and base units in a soft matt grey with contracting worktops and splash backs, integrated appliances such as a double oven, fridge freezer, dishwasher and gas hob with extractor over, space for 8 seater dining table, windows and an entrance door to the side aspect and a sliding door to the rear.

### FIRST FLOOR HALLWAY

With feature sky light, access to the loft and doors to all principle first floor rooms

### BEDROOM ONE

Located to the rear of the property with a window overlooking the vast garden, range of fitted wardrobes and cupboards cleverly utilise the space allow ample room for a king sized bed a door leads to the

### ENSUITE BATHROOM

With panelled bath with mains powered shower with hot water mixture tap and side screen, vanity unit with

hand basin and concealed W.C, heated towel rail and attractive tiling

### BEDROOM TWO

Located to the front of the property with a window overlooking the front aspect this is a perfect double room with space for furniture

### BEDROOM THREE

Located to the rear of the property with a window overlooking the rear garden and a door to a storage cupboard this is the perfect double room with space for bedroom furniture

### FAMILY BATHROOM

A fantastic sized bathroom with both a panelled bath and a separate shower cubicle with mains powered shower with hot water mixer tap, low flush W.C, hand wash basin, attractive tiling and feature lighting and a towel heater radiator.

### EXTERNALLY

The rear of the main house is split into a mixture of attractive paving and Astro turf with pathways which lead around the external buildings, an area outside the sliding doors is perfect for dining and gives the perfect view of the length of the garden, a wooden gate leads to the larger section of garden

### INTERNAL CARPORT/GARAGE

A drive through space with an electric door that can either be opened to access the detached garage behind or closed to make this a completely secure single internal garage

### DETACHED GARAGE

located behind the car port the detached garden is a great space for storage or a vehicle if someone may wish with power and light

## UTILITY ROOM

With space and plumbing for 2 x washing machines and space for a tumble dryer with worktop and cupboards over

## HOBBIES ROOM

a multi use space could be an outside office, gardeners workshop or craft/hobbies room with a door leading to the

## W.C

located off the hobbies room with low flush W.C and mini vanity hand basin

## ANNEX BUNGALOW ENTRANCE HALLWAY

As you enter through the composite Victorian style door you are met with a hallway with doors to all rooms

## ANNEX BUNGALOW KITCHEN

located to the right side of the annex bungalow this well equipped kitchen benefits from a range of wall and base units, space for a gas cooker with extractor over, space for a fridge freezer space for a small dining table and ample worktop room

## ANNEX BUNGALOW LOUNGE

With fantastic ceiling height and lovely double French style doors leading to the rear garden this is a lovely cosy room

## ANNEX BUNGALOW BEDROOM

located centrally in the annex bungalow this great sized room has fitted wardrobes with mirrored doors, eaves storage a sky light for added light and space for a king sized bed plus bedroom furniture.

## ANNEX BUNGALOW BATHROOM

Fully equipped modern bathroom with panelled bath with shower over, Victorian style towel radiator, low flush W.C and sink unit, circle sky light for natural light and tiling to finish.

## ANNEX BUNGALOW EXTERNALLY

As you walk out from the double French style doors off the lounge you are met with a lovely small seating area exclusive to the annex with views over the main rear garden

## SNOOKER/GAMES CABIN

Located almost right at the end of the garden is this gem of a cabin with power and light throughout with a full sized snooker table (can be removed should the buyer wish) with plenty of windows for light and tons of space this could make the perfect work from home studio or leisure complex/bar.

## EXTERNALLY

The main garden is laid to lawn with decorative borders filled with mature trees and shrubs, fencing frames the boundaries and creates privacy and the raised area leading upto the cabin benefits from Astro turf for low maintenance and a fantastic wooden fixed cabana perfect for a hot tub/bar/seating area. A pathway leads down the side of the cabin to an area classed as the " allotment" with space for growing vegetables or potentially a hidden children's playground

The front garden is laid to decorative gravel and provides off road parking for 3 vehicles or a large motorhome with low fencing to the boundaries

# 13 LABURNUM AVENUE









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### ADDITIONAL INFORMATION

**Local Authority –**

**Council Tax – Band B**

**Viewings – By Appointment Only**

**Floor Area – 0.00 sq ft**

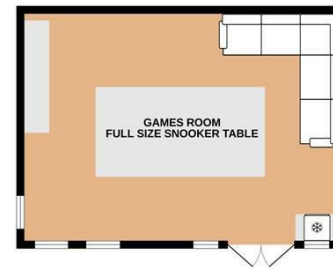
**Tenure – Freehold**



GROUND FLOOR



1ST FLOOR

SUMMER HOUSE /  
GAMES ROOM

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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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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