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Whitefield Lane, Tarbock Green L35

Offers in excess of £250,000

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## Key Features

- > Character Home
- > Three Bedrooms
- > Off-Road Parking
  - > Wood Burner
  - > Freehold
- > Tenure: Freehold
  - > EPC rating D



An extraordinary opportunity presents itself to acquire a timeless piece of British history within the highly coveted Tarbock Green area. Gracing the landscape is an exquisitely spacious three-bedroom mid-terrace cottage spanning three floors, adorned with the convenience of ample off-road parking, seamlessly blending the storied charm of historic England with the luxuries of contemporary living.

Upon crossing the threshold via a large porch area, the discerning eye will immediately observe the meticulous attention invested in the restoration and enhancement of this familial abode. Emanating character, the residence boasts exposed wooden beams, character windows, and a resplendent log-burning fireplace. The living and dining spaces have been thoughtfully merged to foster a





harmonious interplay of natural light and functionality, with leaded French doors providing access to the rear garden from the dining area.

Adjacent to the dining expanse lies a capacious modern kitchen, a testament to the fusion of contemporary utility and historical grace. Black and white tiled flooring, white wooden kitchen cabinetry, a 7-ring belling gas cooker with two ovens a grill and storage, and an American-style fridge-freezer grace the space, ensuring culinary enthusiasts find a haven of inspiration with ample storage and worktop facilities. just off of the kitchen area you will find the added bonus of a Vestibule area that is currently used to house a dryer and household items.

The ground floor unveils a commodious bathroom replete with a Claw tub, separate shower stall, WC, and a vanity-style sink.

Ascending to the first floor reveals two double bedrooms, each adorned with wooden ceiling beams with the main bedroom featuring a characteristic curved wall adding to its charm and accompanied by a storage cupboard in the hall. Ascending further to the second floor unveils the third bedroom, a haven of character illuminated by feature beams and a Velux window that bathes the room in natural light.

Low-maintenance front and rear gardens beckon allowing you to chase the sun all day. Offering an idyllic setting to savor morning serenity with a cup of coffee or to host gatherings throughout the seasons, complemented by the presence of a substantial summer house/outbuilding. An additional area, directly accessible from the kitchen and dining room, further enhances the residence, allowing a seamless integration of indoor and outdoor spaces through opened double doors—a perfect enclave for familial bonding and entertaining.

In our esteemed opinion, a personal viewing of this residence is





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paramount to fully appreciate the abundance of character and allure it encapsulates

### FRONT

0'0" x 0'0" (0.00m x 0.00m)

Mid Terrace cottage.

### PORCH

5'1" x 3'4" (1.6m x 1m)

Stable style door to front aspect. Windows to front and sides. Tiled floor. Radiator to wall.

### LIVING ROOM

13'1" x 13'1" (4m x 4m)

Window to front aspect. Wooden effect flooring. Log burner. White wooden built in cabinets. Radiator to wall. Open to dining area.

### DINING ROOM

10'8" x 9'2" (3.3m x 2.8m)

Double doors to rear aspect. Wood effect flooring. Feature fireplace surround. Storage Cupboard. Radiator to wall.

### KITCHEN

16'10" x 11'6" (5.1m x 3.5m)

Window to side aspect. White wooden kitchen cabinets comprising of upper and lower cupboards and black speckled work surfaces. Radiator to wall. Recessed Lighting. Access point to vestibule, bathroom and rear garden.

### VESTIBULE

7'4" x 3'1" (2.2m x 0.9m)

Tiled floor. Access hatch.

### BATHROOM

11'6" x 6'5" (3.5m x 2m)

Windows to side and rear aspect. Tiled floors. Clawfoot bathtub, shower stall, wc and vanity sink. Heated towel rail

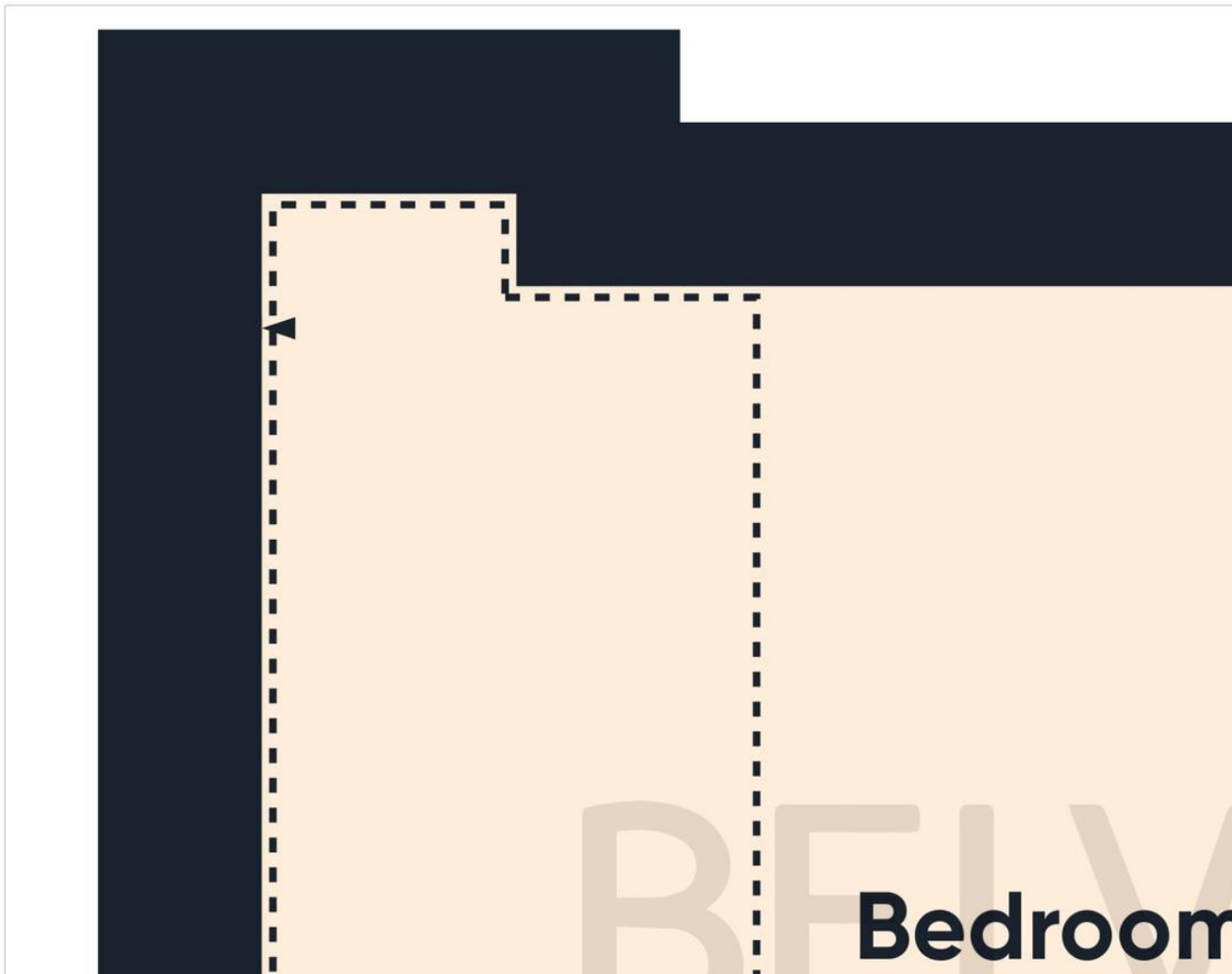
### MAIN BEDROOM

14'4" x 12'1" (4.4m x 3.7m)

Window to front aspect. Wood effect flooring. Radiator to wall. Ceiling beam feature.







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