



Connells

Wash Road  
Noak Bridge



### Property Description

Offering no onward and occupying a corner plot with a south facing garden, comes this detached house with a garage and driveway. The property boasts so much potential for modernisation, extension and more.

Originally a single storey building, and converted to a house in the 70's, the property provides a spacious porch that leads to the hallway with doors to three bedrooms, the kitchen, lounge, shower room, separate WC and staircase to the first floor. Whilst the property will be modernised there are many features to the current home, including, but not limited to, parquet flooring in the lounge with patio doors overlooking the garden.

To the first floor is a spacious bedroom with built in wardrobes and the most incredible boarded eaves that lead into a full standing area, again, offering further potential for extension. Adjacent to this bedroom is a family bathroom.

The corner plot boasts plenty of square footage to the side of the house as well as a generous garden to the rear, which a previously mentioned, is south facing. There is access into the detached garage via a side door, complementing the electric garage door to the front. It is worth noting that there is a purpose built pit in the garage to get underneath a car if desired. A private driveway also sits in front of the garage.



**Entrance Porch**

**Entrance Hall**

**Bedroom Two**

13' x 12' ( 3.96m x 3.66m )

**Bedroom Three**

12' x 10' ( 3.66m x 3.05m )

**Bedroom Four**

12' x 10' 1" ( 3.66m x 3.07m )

**Lounge**

16' x 12' ( 4.88m x 3.66m )

**Kitchen**

12' x 10' ( 3.66m x 3.05m )

**Cloakroom**

**Shower Room**

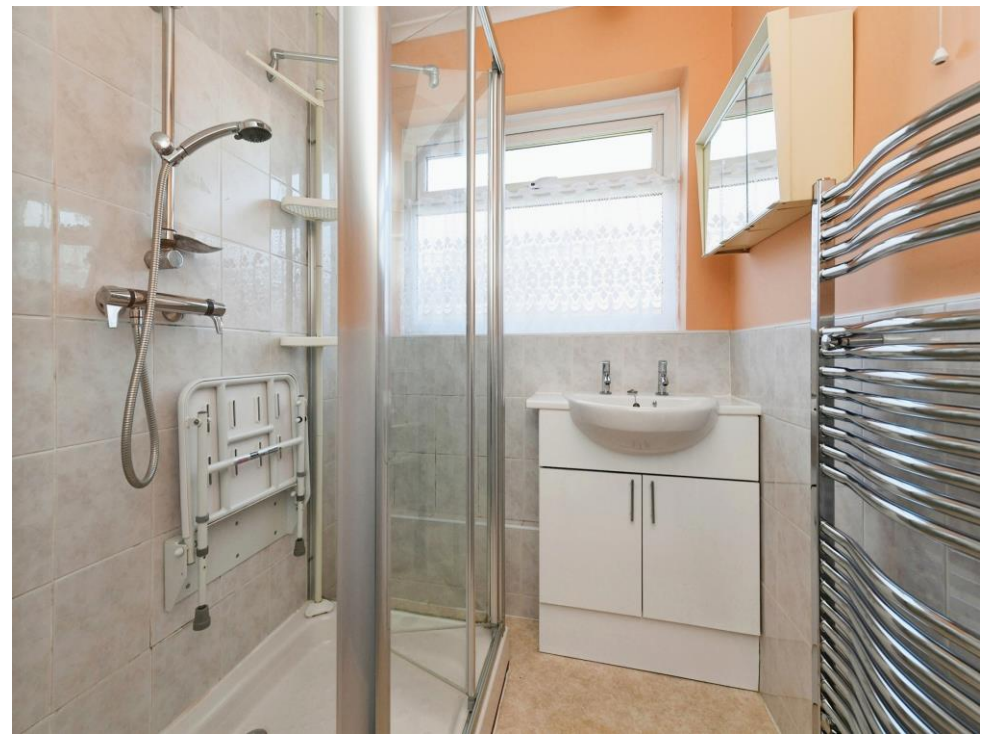
**Landing**

**Bedroom One**

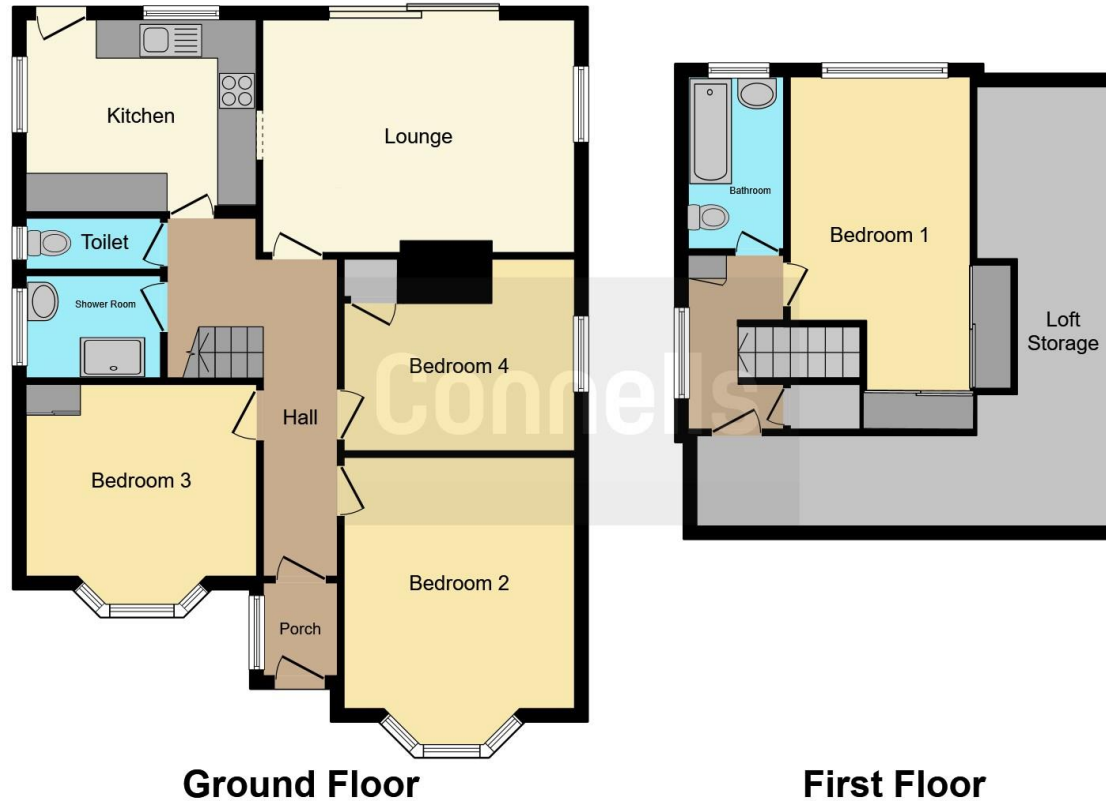
17' 6" max x 9' 9" max ( 5.33m max x 2.97m max )

**Bathroom**









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: C**

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Tenure: Freehold



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