

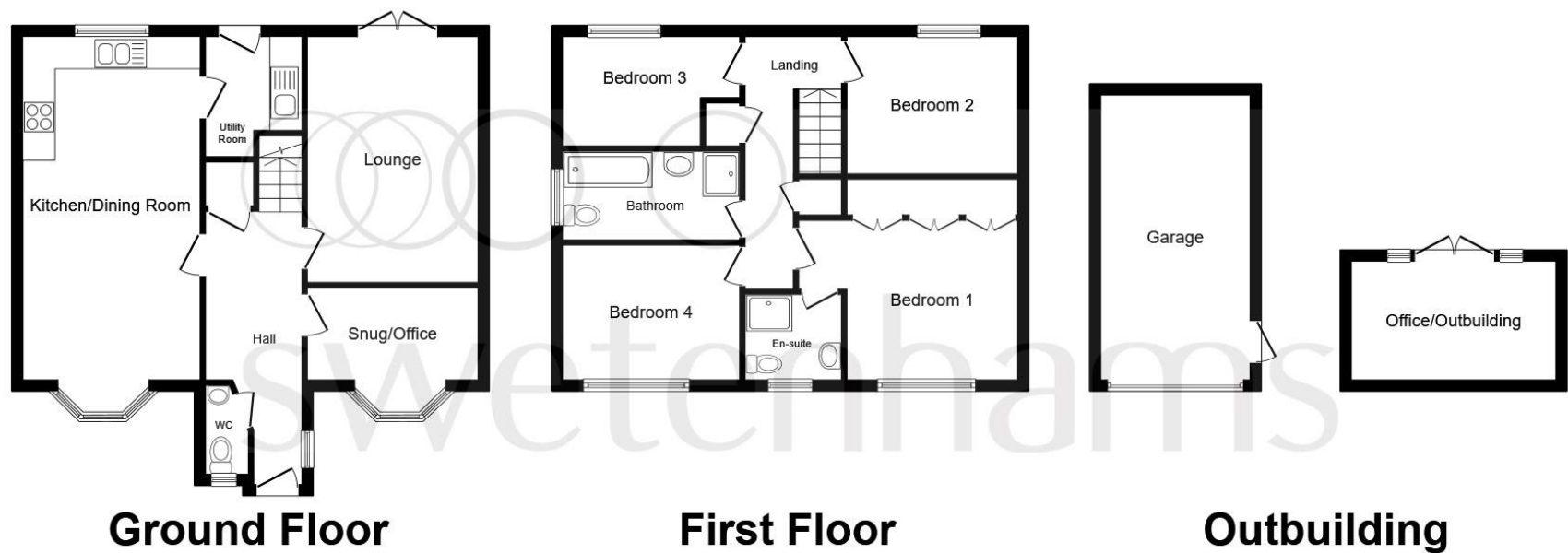


Inveresk Road, Tilston, Malpas SY14 7ED

welcome to
Inveresk Road, Tilston, Malpas

NO CHAIN In a sought-after village location, this superb 4-bedroom detached property in quiet cul-de-sac benefits from underfloor heating on the ground floor, a garage, driveway parking, and gardens to front and rear, the rear garden enjoying an open aspect.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

The Property Is Approached

over a short brick-paved driveway, with an additional brick-paved driveway to the side of the property with parking for multiple cars, leading down to the detached garage.

Entrance Hall

A panelled front entrance door with two leaded inset windows leads into the spacious hallway, staircase rising to the first floor landing, understairs cupboard housing the central heating boiler, tiled flooring, radiator, and doors leading to the Snug/Office, Cloakroom/WC, Kitchen/Dining Room, and the Lounge.

Cloakroom/WC

A white suite comprising a low level WC and wash basin, and a double glazed window to the front elevation.

Lounge

10' 5" x 15' 1" (3.17m x 4.60m)

With a white floor-to-ceiling storage unit with a central alcove area and shelving above and to either side, double glazed patio doors to the rear elevation, carpet flooring, and a radiator.

Kitchen/Dining Room

10' 10" x 21' (3.30m x 6.40m)

An extensive range of cream high gloss base and wall units with wood-effect work surfaces over incorporating a 1.5 stainless steel sink/drainage, a four-ring electric hob with stainless steel splashback and extractor hood over, integral fridge freezer, dishwasher, double electric oven and grill, a double glazed bay window to the front elevation, a double glazed window to the rear elevation, and a door leading into the Utility Room.

Utility Room

5' 10" x 5' 9" (1.78m x 1.75m)

Base unit with wood-effect work surface over incorporating a stainless steel sink/drainage, plumbing for a washing machine, and a part-glazed (opaque) door leading out to the rear garden.

Snug/Office

10' 2" x 5' 7" (3.10m x 1.70m)

With a double glazed bay window to the front elevation, and carpet flooring.

First Floor Landing

Stairs leading up from the ground floor, and doors leading to all bedrooms and the family bathroom.

Bedroom One (master Bedroom)

10' 7" x 10' 1" (3.23m x 3.07m)

With an extensive range of built-in wardrobe cupboards and drawers, a double glazed window to the front elevation, carpet flooring, and a radiator.

En-Suite Shower Room

Comprising a corner shower cubicle, low level WC, pedestal wash basin with mixer tap and cupboard under, complementary fully tiled walls, extractor fan, recessed ceiling spotlights, tiled flooring, and a double glazed window to the front elevation.

Bedroom Two

11' 2" x 8' 3" (3.40m x 2.51m)

With a double glazed window to the rear elevation with an open outlook, carpet flooring, and a radiator.

Bedroom Three

11' 2" x 6' 8" (3.40m x 2.03m)

With a double glazed window to the rear elevation with an open outlook, carpet flooring, and a radiator.

Bedroom Four

10' 7" x 8' 8" (3.23m x 2.64m)

With a double glazed window to the front elevation, carpet flooring, and a radiator.

Family Bathroom

A white modern suite comprising panelled bath with mixer tap, low level WC and pedestal wash basin with mixer tap and a mirror-fronted wall cabinet above, separate shower enclosure with mixer shower, fully tiled walls and floor, inset ceiling lighting, an opaque double glazed window to the side elevation, extractor fan, and a white vertical heated towel rail/radiator.

Outside

Front

Mainly laid to lawn with shrub borders, flagged pathways, and driveway parking to the side of the property.

Rear

The rear of the property boasts a fully enclosed, private garden with fields beyond, mainly laid to lawn with a large patio area, pathways leading to lawned areas on two levels, shrub border, and bounded by close boarded fencing.

Detached Garage

9' 2" x 17' 5" (2.79m x 5.31m)

Providing light and power, and an up-and-over door.

Office/Outbuilding

12' 6" x 7' 3" (3.81m x 2.21m)

With ceiling spotlights, patio doors leading out to the rear garden, and tall opaque windows either side of the doorway.



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welcome to

Inveresk Road, Tilston Malpas

- NO CHAIN
- A 4-Bedroom Detached House
- Sought-After Village Location
- Cul-De-Sac
- Ground Floor Underfloor Heating
- Driveway Parking plus Detached Garage
- Gardens to Front and Rear

Tenure: Freehold

EPC Rating: B

Council Tax Band: E

£385,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CHS118040 - 0004

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