



Church Street, Kingsbury Episcopi, MARTOCK, TA12 6AU

welcome to

Church Street, Kingsbury Episcopi, MARTOCK

A delightful three bedroom semi detached Hamstone cottage, situated within the desirable village of Kingsbury Episcopi and close to many local amenities. The accommodation is presented in excellent decorative order and offers a wealth of space and natural light throughout.



Entrance

Wooden door to the front, opening into:

Entrance Porch

Double glazed windows to the either side. Wooden door opening into:

Lounge

22' 8" x 12' 2" (6.91m x 3.71m)

A lovely light and spacious room with two double glazed windows to the front. Feature log burner with slate hearth. Bespoke fitted cupboards and shelving into the alcoves. Wall light points. Radiator. Door opening into:

Dining Room

18' x 10' 7" (5.49m x 3.23m)

Double glazed window to the rear. Stairs rising to the first floor with understairs storage cupboard. Wall light point. Karndean flooring. Radiator.

Study

6' 6" x 4' 10" (1.98m x 1.47m)

A perfect room for home working with double glazed window to the rear. Storage cupboard with hanging rail and shelving. Karndean flooring.

Fitted Kitchen

12' 7" x 10' 1" (3.84m x 3.07m)

Double glazed window to the front. A range of fitted wall, base and drawer units with granite work surface over and complementary tiled surround. Inset Belfast sink with mixer tap. Integrated five ring gas hob with cooker hood over and glass splashback. Integrated eye level double oven. Plumbing for dishwasher. Integrated fridge/freezer. Breakfast bar. Wall mounted Worcester boiler. Continued Karndean flooring. Double glazed stable door to the front, opening to the garden.

First Floor Landing

Double glazed windows to the front and rear, with the front window featuring a window seat. Access to the loft space. Airing cupboard with shelving.

Bedroom One

11' 10" x 8' 3" (3.61m x 2.51m)

Double glazed window to the front. Space for free standing furniture. Shelving inset to alcove. Radiator. Opening into:

Dressing Room

7' 2" x 4' 11" (2.18m x 1.50m)

Double glazed window to the rear. A range of built in wardrobes and cupboards to either side. Inset spotlights to the ceiling.

Bedroom Two

11' 11" x 10' 9" (3.63m x 3.28m)

Double glazed window to the rear with lovely views overlooking the church. Built in mirror fronted wardrobe. Space for free standing furniture. Access to the loft space. Radiator.

Bedroom Three

11' x 6' (3.35m x 1.83m)

Double glazed windows to the front and side. Built in wardrobe.

Bathroom

Double glazed window to the side. Suite comprising enclosed bath with mixer tap, electric shower and glass side screen. Wash hand basin inset to vanity unit and WC. Karndean flooring. Towel radiator.

Utility/ Laundry/ Storage Room

17' 4" x 11' 4" (5.28m x 3.45m)

This versatile space is accessed from the front courtyard and is highly insulated and sound proofed with an abundance of power and lighting. This is laundry space with plumbing for washing machine and tumble dryer plus wash hand basin and low level WC. In addition, this large room has countless possibilities, storage, office, workshop, hobby room, etc. Has previously been used as a recording studio.

Outside

Gated access into the front courtyard which is paved and provides a lovely seating/entertaining area to enjoy the sun trap garden. The courtyard is bordered with trellis fencing and has brick built planters with a variety of decorative plants and shrubs. A side gate leads to private parking space and beyond is a gated rear yard leading to log store, bin store and shed.

Shed

7' 3" x 6' 3" (2.21m x 1.91m)

Brick built shed with two double glazed windows. Very secure and ideal for tool storage/workshop. Shelving provides plenty of storage space for the gardener or handy person.



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.localagent.com



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Church Street, Kingsbury Episcopi, MARTOCK

- Extended Semi Detached Cottage
- Three Bedrooms
- Three Reception Rooms
- Off Road Parking
- Enclosed Courtyard Garden

Tenure: Freehold EPC Rating: F
Council Tax Band: C

£360,000



Please note the marker reflects the
postcode not the actual property

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