

FOR SALE

314, Wigan Lane, Whitley , WN1 2RW

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



314, Wigan Lane, Whitley , WN1 2RW

Elegant double-fronted Edwardian detached family home with 1 / 2 acre plot & 2237 SQFT.



- Elegant Edwardian detached home
- Superb finish throughout
- Prestigious main road position
- Large garage & cellar
- 4 bedrooms / 3 reception rooms
- Smart open plan kitchen diner
- Substantial 1 / 2 acre plot
- 2237 SQFT

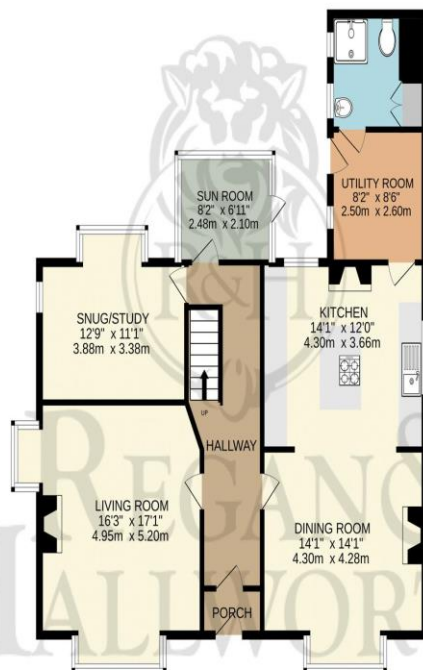
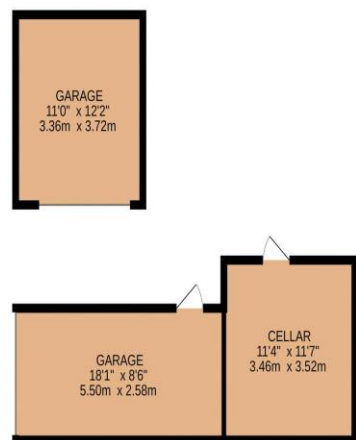
Occupying a prominent main road position & notable for its pretty frontage and striking kerb appeal - this impressive, double-fronted Edwardian home is brimming with lots of period detail and sits on what is one of the best plots along Wigan Lane. The property itself is arranged over two floors and including a cellar & garages, comprises some 2237 square feet of light & and beautifully presented living space, all complimented nicely by feature high ceilings, generous room sizes and lovely views across the rear gardens. Benefitting from quality flooring, elegant cast iron radiators & a much improved open plan design - the presentation throughout is excellent & the decor light & neutral. In brief the ground floor of the home comprises; a main internal hallway with soldi parquet flooring, which in turn feeds into a large main lounge with feature fireplace and elegant coved ceiling, a rear snug / 3rd reception room, plus the superb open plan kitchen diner which comprises an impressive island unit, solid oak worktops, a range of integrated appliances & feature burner. There is also a contemporary conservatory which overlooks the garden and useful utility room with wc / cloaks. Upstairs, each of the four bedrooms is a double, with bedroom 2 benefiting from an en-suite, plus there is a modern principal bathroom. Externally, the property sits behind a lovely stone wall & sweeping driveway, but it is the rear garden that really sets this home apart. The plot in total is exactly 0.51 acres, with the large rear garden notable for its privacy and sunny, south-westerly facing aspect. The rear is well stocked and mature, with various patio areas, paths and lawns. There are additionally two separate detached garages, plus a cellar beneath the main building. Locally, the house is in the catchment area for the Outstanding-rated Woodfield Primary School, plus a short walk to the picturesque Haigh Hall Plantations & its hundreds of acres of pretty woodland. Early viewings are highly recommended to appreciate the quality of this large family home. FREEHOLD. Council Tax Band F.



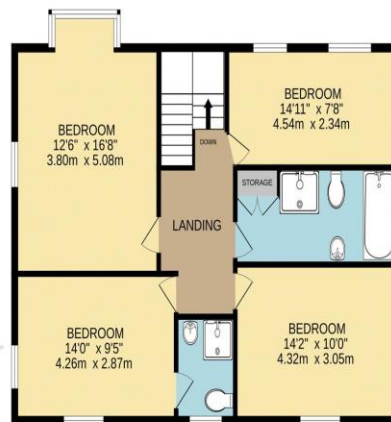


GROUND FLOOR
1011 sq.ft. (93.9 sq.m.) approx.

BASEMENT LEVEL
418 sq.ft. (38.9 sq.m.) approx.



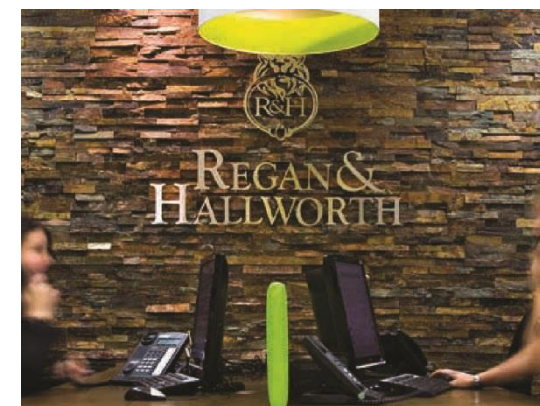
1ST FLOOR
808 sq.ft. (75.1 sq.m.) approx.



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TOTAL FLOOR AREA : 2237 sq.ft. (207.8 sq.m.) approx.

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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