



Instinct Guides You



Williams Avenue, Wyke £375,000

- Very Well Presented Family Home
- Garage & Parking
- Landscaped Rear Garden
- Lounge Diner
- Stunning Kitchen/Family Room
- Close To Amenities
- Generous Bedroom Sizes
- Cloakroom
- Open Plan Living
- SEA Within A Mile



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Welcome to this very WELL PRESENTED, charming three-bedroom EXTENDED semi-detached house offering a perfect blend of style, functionality and position. The property boasts a GARAGE, OFF ROAD PARKING, lounge diner and spacious kitchen/family room at the rear.

Stepping inside, you are immediately struck by the warm and welcoming feel of the home with a hallway leading around the living space. The living room/diner provides an excellent space for family living & entertaining. This beautiful room has a large bay window allowing plenty of natural light to illuminate this attractive bright space.

The hub of the home is certainly the contemporary kitchen/family room at the rear of the property. This superb space offers ample storage units with contemporary tiling and built-in appliances. A small breakfast bar and space for a dining table offer versatility and the room opens to a well-presented dining area with a glass atrium creating a beautiful bright space. Double doors open onto a patio and landscaped garden helping to merge the boundaries between home and garden. A CLOAKROOM finishes the ground floor perfectly.

Ascending to the first floor there are three bedrooms and the family bathroom. Bedroom one spans the width of the property and offers attractive period features and ample room for a range of furnishings. Bedroom two adjacent is a second double room with some pleasant views into the garden. Lastly, bedroom three is a generous single room that can offer versatility as a study or nursery.

The bathroom completes the space and is finished to a beautiful standard comprising a bath with shower over, wash hand basin and W/C.

The rear garden has been landscaped, offering two attractive patios, a terraced lawn and a range of established bushes and shrubs. The garage has been partitioned to include a practical utility room fitted with plenty of storage and plumbing facilities with a door leading to the garage. Parking is offered at the front.



Room Dimensions

Garage 12'1" x 9'0" (3.69 x 2.75)

Utility 8'7" x 8'4" (2.64 x 2.55)

Living Room 12'5" max x 11'11" + bay (3.81 max x 3.64 + bay)

Dining Room 11'11" x 10'7" max (3.64 x 3.25 max)

Kitchen/Family Room 23'5" x 10'0" (7.14 x 3.06)

Bedroom One 16'6" x 12'0" + bay (5.05 x 3.68 + bay)

Bedroom Two 11'11" x 10'8" max (3.65 x 3.27 max)

Bedroom Three 10'1" x 6'11" (3.08 x 2.13)

Bathroom 9'4" x 5'10" (2.85 x 1.79)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		58
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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