



2 Broad Street | Charlton Adam | TA11 7AT

FREEHOLD

£525,000

## PROPERTY SUMMARY



Situated in the heart of the picturesque village of Charlton Adam is this recently extended detached four bedroom house. The property features a study/playroom, dining room, living room, kitchen, downstairs cloakroom, four bedrooms and family bathroom. Outside is a private rear garden and workshop, to the front is a driveway offering off road parking for several vehicles. This property provides a space for productivity, creativity or a peaceful place to relax. An early viewing is highly recommended.

### Entrance Hall

Solid oak flooring. Under stairs cupboard. Stairs to first floor. Door leading to living room and kitchen. Throughway to study.

### Study/Playroom

17'9 x 10'1 (5.41m x 3.07m)

Solid oak flooring. Radiator. Dual aspect UPVC double glazed bay windows to side.

### Living Room

13'8 x 21'7 (4.17m x 6.58m)

Solid Oak flooring. Radiator. Stone hearth with a multi fuel burner. UPVC double glazed window to front. Throughway to dining room.

### Dining Room

11'6 x 12 (3.51m x 3.66m)

Radiator. Double glazed bifolding doors to rear. UPVC double glazed French doors to side of property. Door to inner hallway.

### Inner Hallway

Radiator. UPVC double glazed window to rear. Doors leading to cloakroom and kitchen.

### Cloakroom

Low level WC, wash hand basin. UPVC double glazed obscure window to rear.

### Kitchen

18'0 x 11'7 (5.49m x 3.53m)

A range of wall, drawer and base units with work surface over. One and a half ceramic sink with drainer and mixer tap over. Tiling to splash prone areas. Space and plumbing for a washing machine. Space and plumbing for a dishwasher. A range master double oven and five ring ceramic hob with cooker hood over. Space for upright fridge/freezer. Breakfast bar. Radiator. UPVC double glazed window to side.



Detached House

Study/Playroom

Living Room

Dining Room

Kitchen

Downstairs Cloakroom

Four Bedrooms

Bathroom

Private Rear Garden

Off Road Parking



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### **Landing**

Doors leading to bedrooms one, two, three four and family bathroom. Airing cupboard.

### **Bedroom One**

13'5 x 11'8 (4.09m x 3.56m)

Radiator. Built in wardrobe. UPVC double glazed window to rear.

### **Bedroom Two**

13 x 12'4 (3.96m x 3.76m)

Radiator. UPVC double glazed window to front.

### **Bedroom Three**

11'9 x 10'1 (3.58m x 3.07m)

Radiator. UPVC double glazed window to rear.

### **Bedroom Four**

10'6 x 9'10 (3.20m x 3.00m)

Radiator. UVC double glazed window to side.

### **Family bathroom**

P shaped bath with shower over and glass shower screen. Low level WC and wash hand basin. Tiling to splash prone areas. Heated towel rail. Dual aspect UPVC double glazed obscure window to front and side.

### **Rear Garden**

Garden laid to lawn. Patio and entertaining area. Various plants, trees and bushes. Path leading to the garden shed and work shop.

### **Workshop One**

12'10 x 12'4 (3.91m x 3.76m)

Power and light. Stable door. Outside lighting.

### **Workshop Two**

12'5 x 7'2 (3.78m x 2.18m)

Power and light. Outside light.

### **Front Of Property**

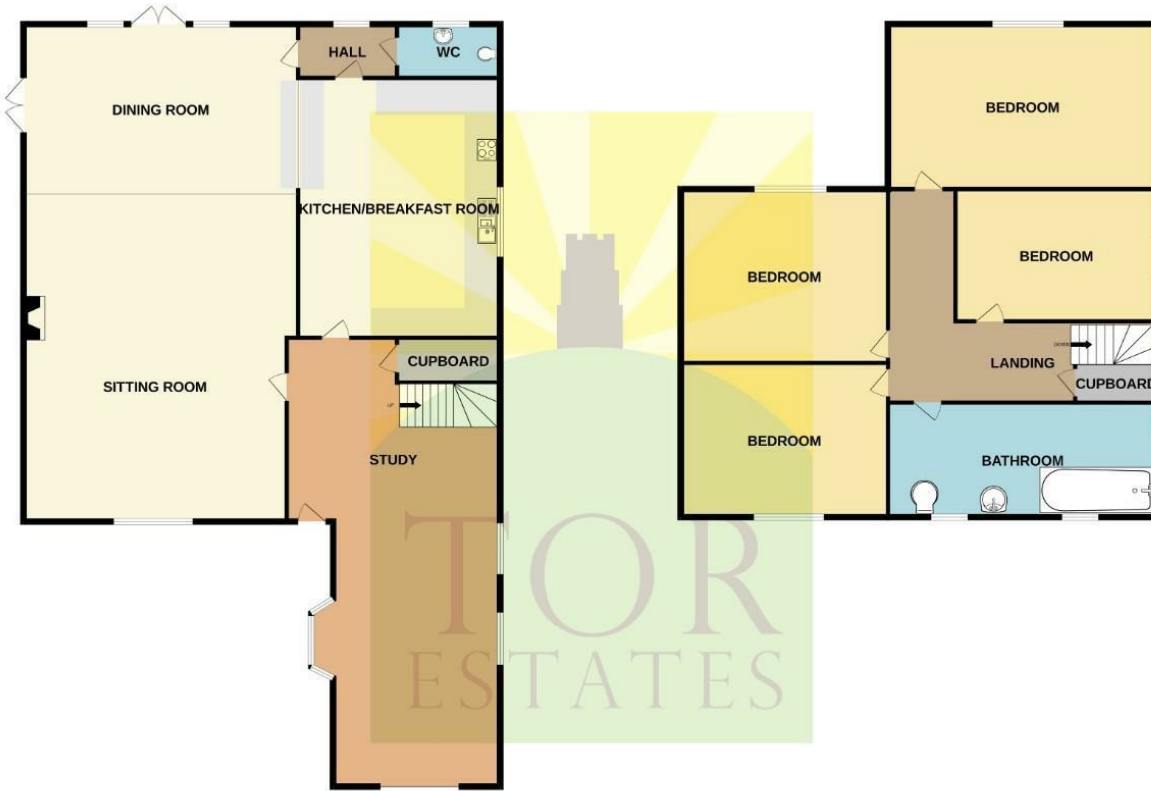
Private driveway providing off road parking for multiple vehicles. Side Gate.

### **Disclaimer**

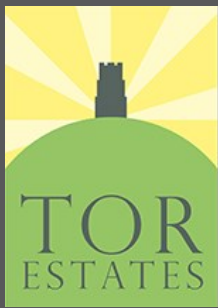
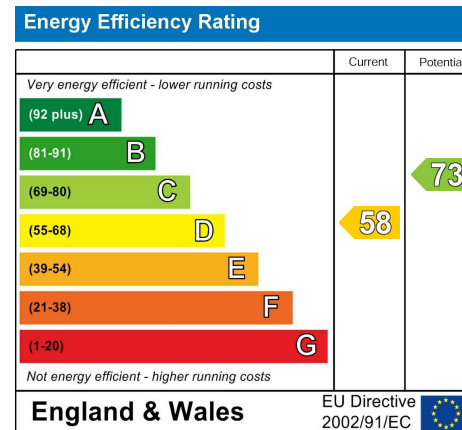
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GROUND FLOOR

1ST FLOOR



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