



-  Semi Detached Family Home
-  Five Bedrooms
-  Three Reception Rooms

-  Separate Annexe
-  Impressive Open Plan Kitchen
-  Inspection Recommended

Price: £495,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008

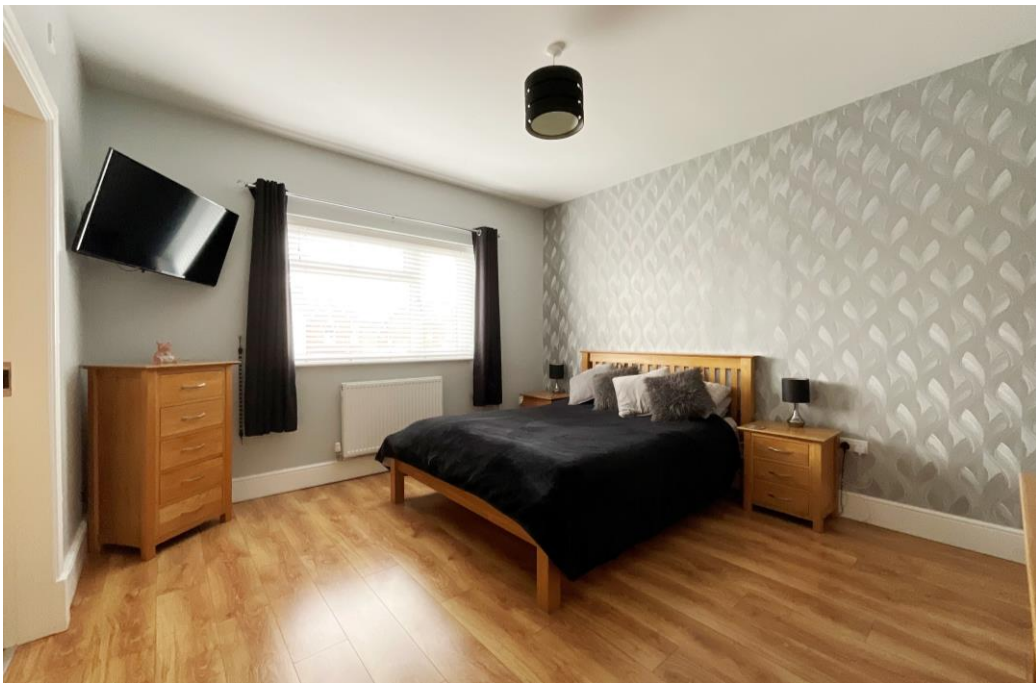




Only by an internal inspection may the many outstanding features of this truly exceptional semi detached family house be fully appreciated. Located within a highly sought after residential area, this property would appeal to a buyer looking for a fantastic family home with a private garden, three reception rooms and a detached annexe with a potential Air BNB income.

The beautifully presented accommodation comprises; Porch, Hall, Living Room, Cinema Room, Lounge which is open plan into the extended Kitchen/Dining Room, Utility Room and Shower Room. To the first floor, there are 4 double bedrooms (the principal with En-suite Shower Room and Dressing Area), and family Bathroom. An additional staircase leads to a loft conversion which now provides Bedroom 5.

Outside, the property stands in well maintained private gardens which makes for a perfect entertaining space. In the rear garden, there is a detached annexe which has great potential for a range of uses including Air BNB, dependant relative suite, Home Office etc. There is a separate access through a gate to the rear of the garden.



Ground Floor:

Porch

Hall

Living Room - 4.18m x 4.05m (13'8" x 13'3")

Cinema Room - 3.93m x 3.68m (12'10" x 12'0")

Lounge - 4.05m x 3.61m (13'3" x 11'10")

Shower Room - 2m x 1.9m (6'6" x 6'2")

Kitchen/Dining Room - 8.89m x 4.18m (29'2" x 13'8") Overall

Utility Room - 3.6m x 2.01m (11'9" x 6'7")

First Floor:

Bedroom 1 - 3.95m x 3.67m (12'11" x 12'0")

Dressing Area - 3.66m x 1.24m (12'0" x 4'1")

En-suite - 2.9m x 1.83m (9'6" x 6'0")

Bedroom 2 - 3.67m x 2.74m (12'0" x 8'11")

Bedroom 3 - 3.31m x 3.19m (10'10" x 10'5")

Bedroom 4 - 2.74m x 3.66m (9'0" x 12'0")

Bathroom - 4.27m x 2.29m (14'0" x 7'6")

Bedroom 5 - 6.81m x 5.16m (22'4" x 16'11")

Outside

Outside, the property stands in well maintained private gardens which makes for a perfect entertaining space. In the rear garden, there is a detached annexe which has great potential for a range of uses including Air BNB, dependant relative suite, Home Office etc. There is a separate access through a gate to the rear of the garden.

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band C.

Tenure:

Freehold

Mobile Phone Signal:

Check signal strengths by clicking this link:
<https://www.signalchecker.co.uk/>

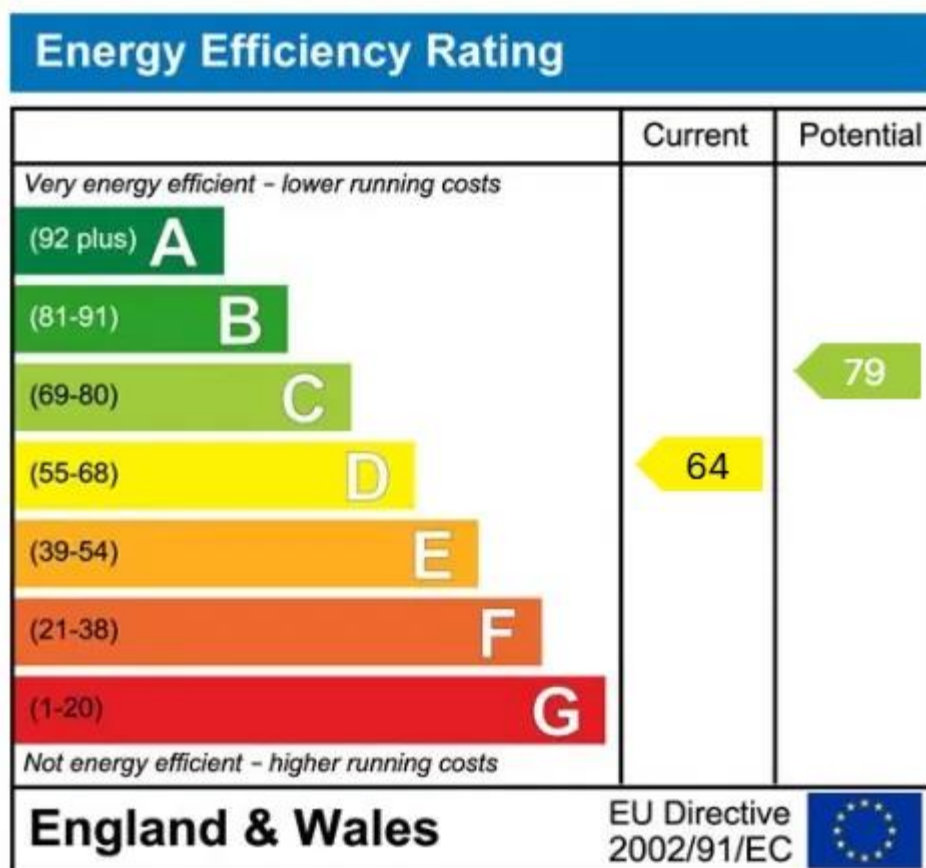
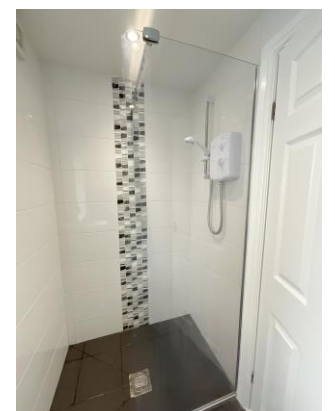
Broadband:

Check the availability by clicking this link:
<https://labs.thinkbroadband.com/local/index.php>

NB:

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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