

HARWOOD

THE ESTATE AGENT

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Ercall View House, Holyhead Rd, Wellington TF1 2EA



£ 7 9 5, 0 0 0 region

This exceptional detached family home is ideally located in a premier location with excellent access to amenities and links to the national road and rail network. The property has just undergone complete renovation to a very high spec and now offers just under 200 sq. metres of spacious and stylish living accommodation. The ground floor centres around a stunning open plan kitchen/diner/lounge with a central island, media wall and stylish walk in pantry, roof lanterns flood the area with natural light. There is a separate living room with bow window and a useful utility room and guest cloaks are located in the hallway. Attractive wooden parquet flooring runs throughout most of the ground floor. The first floor features an most impressive principle bedroom with a walk-in wardrobe/dressing room and a stylish en-suite bathroom with both bath and separate shower. The guest bedroom benefits from an en-suite shower, and there are two more well proportioned bedrooms, plus a family bathroom. Externally, there is ample driveway parking to the front and a generous landscaped garden to the rear with a large patio area, ideal for outside dining/relaxing.

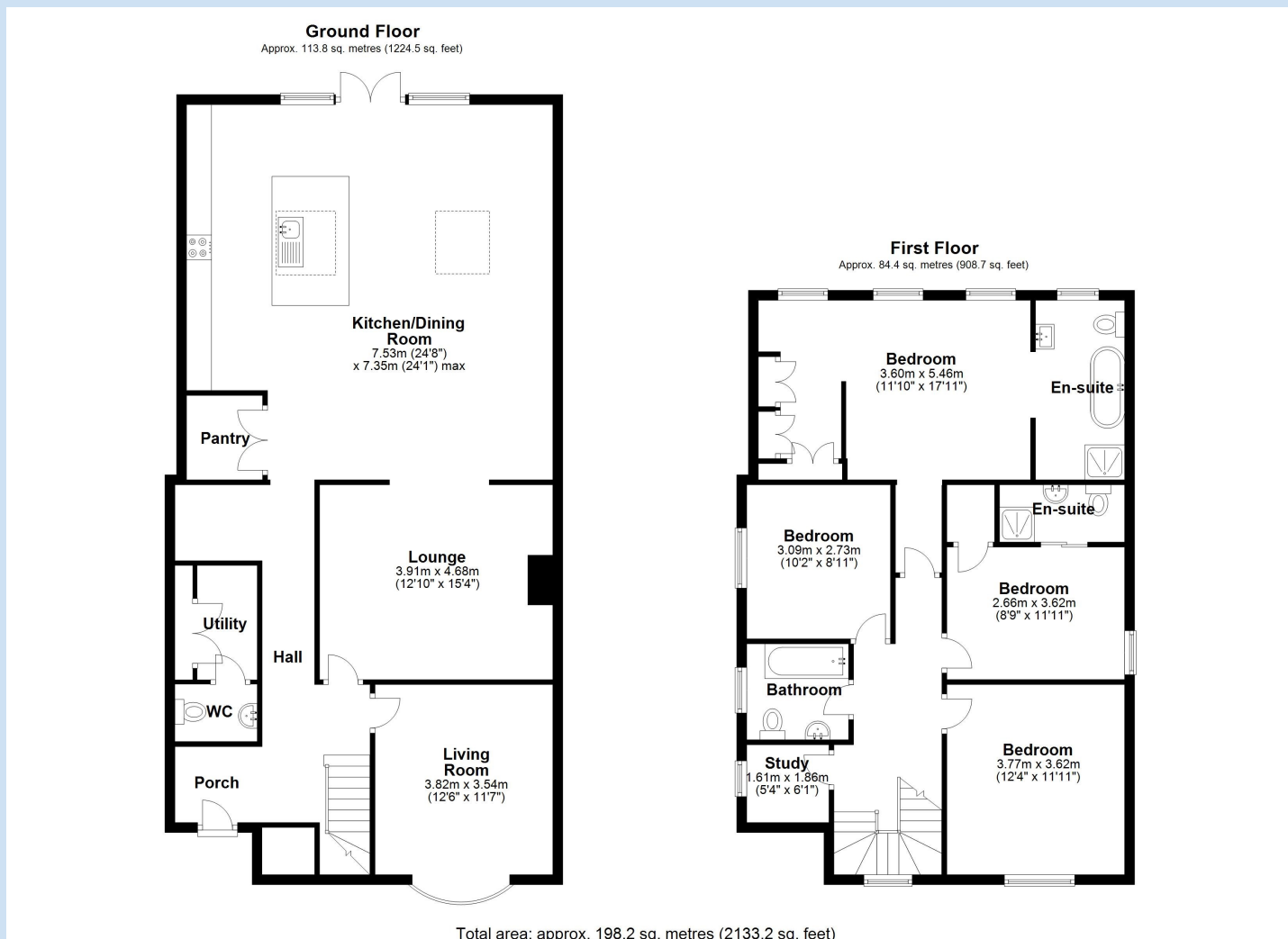
The property is being offered for sale with no upward chain and also benefits from planning permission for a sizable detached garage with home office above.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |









Tenure Freehold **Council tax** F

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 18th July 2024