

131 Stanwell Road



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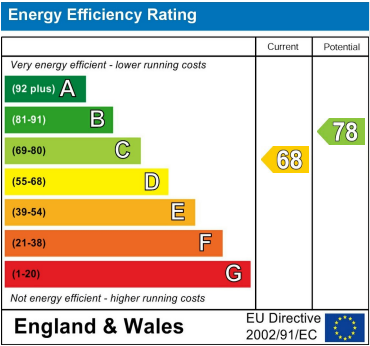
Total area: approx. 245.6 sq. metres (2643.7 sq. feet)
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Offers In The Region Of
£1,000,000

An extremely well maintained and spacious five double bedroom semi detached Edwardian family house. One of just six, these houses offer a great accommodation and offers over 2600 ft.² of generous space. The owners have taken considerable care in its renovation, it was extended in 2014 with a stylish contemporary Loyn Architect designed kitchen/extension to rear. Twenty windows have been replaced with particularly fine timber double glazing and there are two well appointed bathrooms. Comprises porch, hallway, wc/cloaks, two separate reception rooms, garden room, stunning kitchen/family room, five double bedrooms and two bathrooms. Gas central heating, double glazing. Pretty walled gardens to front and rear, garage. Freehold. NO ONWARD CHAIN.



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Original open canopy providing weather protection to front door.

Original panelled front door to porch.

Porch

Original tiled floor, half tiled walls, part glazed panelled door to hallway, two cupboards (one housing electric meter and fuse box with consumer unit and other the gas meter), cornice.

Hallway

A welcoming hallway, beautiful original patterned tiled floor, cornice, picture rail, radiator, deep understair storage, access to wc/cloaks.

W.C./Cloaks

7'10" x 8'5"

Large cloaks cupboard, full height sliding doors, twin flush wc, circular wash basin set top countertop with mixer tap, terracotta tiled floor (insulated walls and floors), radiator. Double glazed sash window to rear.

Reception Room 1

16'4" (into bay) x 15'5"

An elegant reception room. Timber double glazed windows with beautiful profiling looking onto landscaped front garden. Period fire surround with Clear View 5kw wood burning stove (installed 2009), slate hearth, wood flooring, picture rail, high ceiling with cornice, radiator, insulated floors and walls.

Reception Room 2

18'8" x 14'0"

A well proportioned second reception room. Double glazed timber sash window to side with lovely profiling. Period fire surround with cast iron insert, slate hearth, carpet, radiator, picture rail, high ceiling with cornice, insulated floors and walls.

Garden Room

14'8" x 6'8"

Re-built in the 1980's in the original style. Part brick wall, single glazed windows to front and side, glazed door leading to garden, pitched polycarbonate roof. Timber floor, ideal for log storage/storage, views of front and side garden.

Kitchen/Family Room

12'9" x 37'2" (max)

A stunning open plan kitchen/dining/family room designed by Loyn & Co Architects, built and installed in 2014. Low profile pale grey powder coated double glazed sliding doors and full height window provide a lovely views of the garden, two further large glazed roof panels. The kitchen is Keller and contemporary in style, in pale grey with quartz co-ordinating worktops, cut away drainer, built under sink with lever mixer tap. Induction hob, extractor, glass splashback and up stand, integrated stainless finish oven and matching combination microwave oven, large fridge, integrated dishwasher. Ten large drawers, underfloor heating, modern lighting, built-in ceiling speakers, contemporary log burner with tile hearth, floor mounted power sockets and cable connections, beautiful engineered solid oak flooring.

Utility/Pantry

5'2" x 5'4"

Oak flooring, comprehensive shelving, space for washing machine and freezer, extraction, access to underfloor heating controls and valves, 24 hour program controls for the heating and hot water systems.

First Floor Landing

A spacious landing, original stripped balustrade, carpet, large fitted cupboard, high ceiling, cornice, radiator. Traditional panelled doors to all first floor rooms.

Bedroom 1

16'4" (into bay) x 14'1"

A spacious double bedroom. Square bay window to front, double glazed timber sash windows. Carpet, radiator, picture rail.

Bedroom 2

18'9" (into bay) x 14'1"

A large second double bedroom. Square bay window to side, double glazed timber sash windows. Carpet, radiator, picture rail, high ceiling with cornice.

Bedroom 3

12'0" x 11'10"

A good third double bedroom. uPVC double glazed sash style window looking onto the rear garden. Carpet, radiator, period fireplace, picture rail.

Bedroom 4

12'7" x 8'6"

A fourth double bedroom. Double glazed timber window to side. Carpet, radiator, period fireplace, built-in wardrobe/cupboard.

Bathroom

8'7" x 7'2"

Tall elegant double glazed timber window to front. Comprising bath with Mira shower over, contemporary wash basin and wc, all in white with matching accessories. Mirror cabinet, vinyl flooring, radiator, modern lighting, acrylic wall boarding.

Shower Room

6'0" x 8'3"

Previously a bathroom now a spacious shower room. Large satin chrome shower enclosure with electric shower, acrylic wall boarding, wash basin with mirror and light, shaver point, vinyl floor, radiator. Double glazed sash window with privacy glazing.

W.C.

Matching wc in white. This room could be knocked through to the shower room to provide a larger if preferred, vinyl floor. Double glazed window to rear.

Second Floor Landing

Original stripped banister and handrail to second floor. Velux window to roof. Original doors to all second floor rooms, large walk-in airing cupboard with boiler and tank, shelving, additional storage/shelved area (these areas could potentially be reconfigured into an additional shower room).



Bedroom 5
12'0" x 9'10"
A fifth double bedroom. Double glazed timber sash window to side. Carpet, radiator.

Front Garden
An attractive walled front garden with lawn and extensive mature planting.

Rear Garden
An attractive, private stone walled rear garden (all walls were rebuilt in 2000), modern deck, natural stone pathway to side garden, access to front garden, mature planting and trees, attractive well stocked beds, rear patio, access to garage/workshop/storage, lane access, large area laid to lawn.

Garage
14'11" x 8'11"
Power and light, insulated internally, door from garden, uPVC double glazed window (1992).

Additional Information
The main roof was re-slatted in 1995 along with ridge tiles, fascias and rainwater goods.
In 2015 there were 20 new timber double glazed windows installed.
The house is very well insulated, in 2015 the insides to the external walls in the front four rooms (ground and first floor) were insulated with Kingspan (for more information and further details regarding the insulation please enquire).

Council Tax
Band H £4,248.02 p.a. (25/26)

Post Code
CF64 3LL

