



Sunnyhill Road, Loughborough



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£525,000



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## Key Features

- DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- POTENTIAL TO EXTEND
- FORESTSIDE LOCATION
- FEATURE GARDEN
- VERSATILE LAYOUT
- EPC rating D
- FREEHOLD







Deceptively spacious, this individual residence boasts three double bedrooms, multiple extension and an outstanding garden, not only in its aspect but planted areas and design.

Forestside of Loughborough, off Outwoods Road, Sunnyhill Road has proved to be a particularly popular location for Loughborough and this property sits on a good sized plot and has the potential to be enlarged (subject to planning, previous drawings are available for a side extension).



Well presented throughout and providing excellent potential, the current layout consists initially of hallway with herringbone patterned Karndene flooring accessed via a composite door with ground floor WC and study off.

The lounge spans front to rear and has a focal point of real flame effect gas fire. At the rear there are double doors in a box bay out to the garden. The dining room is well proportioned and leads through to the garden room via sliding patio doors which takes full advantage of the rear garden, with a bay window and access door and a pitched polycarbonate roof. A very nice room to gravitate to, whatever time of day!



The kitchen is yet another feature of the property, having been refitted. With granite work surfaces with matching splashbacks, Bosch double oven and grill which are integrated as is the fridge and dishwasher. The four ring induction hob from John Lewis has a Siemens extractor hood above with corresponding granite splashback. The under stairs cupboard provides useful storage and this room is light and bright with a pair of double doors out to

the patio and double glazed window adjacent. Artificial illumination is provided by recessed LED's and there is mood lighting beneath the eye level cupboards.

At first floor, the master bedroom has a front aspect double glazed dormer, built in double and single wardrobe into the pitch of the roof. The en-suite having further storage in to the eaves and comprising of three elements, a shower cubicle with mains shower within, wash hand basin and WC, the room is fully tiled.

Bedroom two is also at the front of the property but with a side elevation window and storage cupboard over the stairs. Bedroom three has been enlarged to become a double and has enviable views over the feature garden.

Finally the family bathroom is fully tiled and has a 'P' shaped bath with mains shower over and again has views over the garden. Wash hand basin and low level WC.

Outside at the front, the block paved driveway allows off road parking for four vehicles, the garage door is electrically operated. At the rear there is a patio beyond the kitchen, offset path leads to the rear section, top left has a circular patio, the borders are mature and is not directly overlooked from beyond. See title plan for full proportions.

This is a rare opportunity indeed, the current residents have been in situ for a long period of time in what is a quality address.







HALL 2.05m x 3.86m (6'8" x 12'8")

LOUNGE 3.57m x 6.94m (11'8" x 22'10")

DINING ROOM 2.31m x 4.18m (7'7" x 13'8")

GARDEN ROOM 3.06m x 3.65m (10'0" x 12'0")

STUDY 1.74m x 2.83m (5'8" x 9'4")

KITCHEN 2.95m x 3.98m (9'8" x 13'1")

GROUND FLOOR WC 0.8m x 1.75m (2'7" x 5'8")

BEDROOM ONE 3.54m x 4.24m (11'7" x 13'11")

EN-SUITE 2.3m x 2.36m (7'6" x 7'8")

BEDROOM TWO 3m x 3.58m (9'10" x 11'8")

BEDROOM THREE 3.04m x 3.3m (10'0" x 10'10")

FAMILY BATHROOM 1.76m x 2.97m (5'10" x 9'8")



## SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band E.

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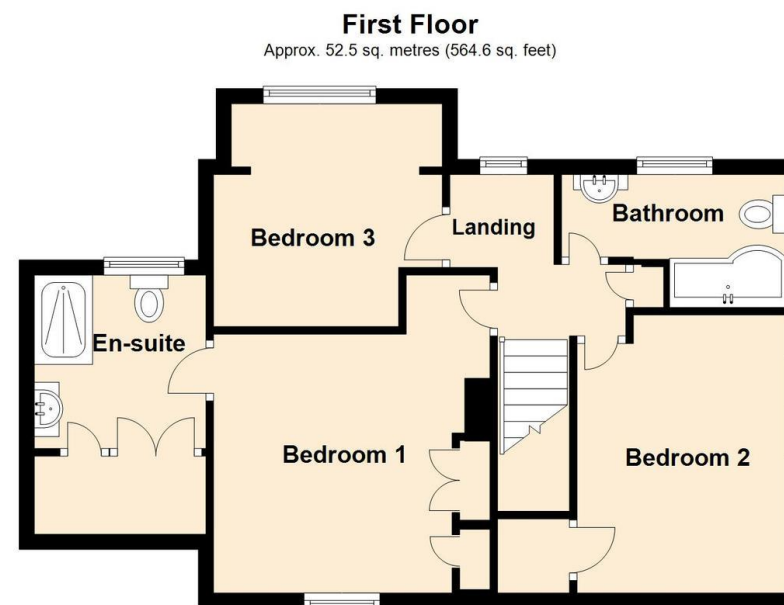
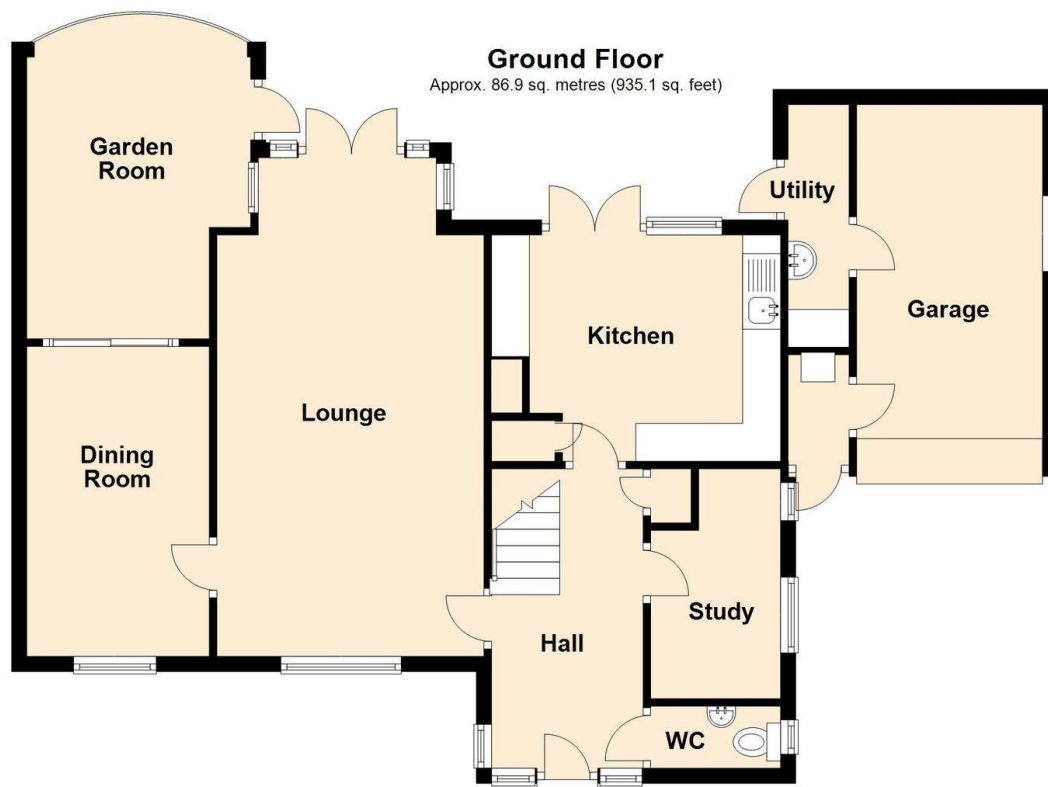
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Total area: approx. 139.3 sq. metres (1499.7 sq. feet)



