



Bradgate Road, Anstey



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Freehold

£650,000



Key Features

- Four Bedroom Detached House
- Two Reception Rooms
- Conservatory
- Kitchen, Utility
- Bathroom, En-Suite
- Planning for Four Bedroom Detached House Adjacent
- EPC rating D





Newton Fallowell has much pleasure in bringing to market this charming four bedroom detached house. Having the benefit of planning for a four bedroom detached house to be known as No. 86 and a large single garage in front of No. 88.



The accommodation comprises; Oak front door to porch having tiled floor, upvc double glazed window to side and door to entrance hall. The entrance hall has doors off and an attractive staircase to first floor. Door to WC fitted with corner wash hand basin and low flush w.c. The lounge has a upvc double glazed window to front, inglenook fireplace with multi-fuel stove and double doors to conservatory being of brick and upvc construction, tiled floor and French doors to garden. Returning to the hallway door to dining room having upvc double glazed window to rear. The kitchen is fitted with a range of shaker-style wall and base units, complementary worksurfaces, inset stainless steel sink and drainer unit, integrated double electric oven and grill, four ring gas hob with extractor over, space for dishwasher, pantry cupboard, upvc double glazed windows to front and rear, door to lobby having upvc double glazed windows and French doors to rear, courtesy door to the single garage and door to workshop. A further WC having tiled floor, high flush



w.c., and window. The utility having cupboards, worksurface and space under for washing machine, sink unit, built-in cupboard and obscure upvc double glazed window to front.

First floor landing with stained glass obscure window to front, double glazed window to side, loft access, boiler is housed in loft, storage cupboard and doors off. The master bedroom has upvc double glazed window to rear and door to en-suite having tiled floor, quadrant shower cubicle, low flush w.c., corner wash hand basin and obscure upvc double glazed window to side. Bedroom two has a upvc double glazed window to rear, bedroom three having upvc double glazed window to rear and built-in storage, bedroom four having upvc double glazed window to front and built-in storage. The family bathroom is fitted with panelled bath and shower over, pedestal wash hand basin, built-in storage and obscure upvc double glazed window to side. Separate WC having corner basin, low flush w.c., and obscure upvc double glazed window to side.

Externally; frontage for several cars on driveway, detached double garage (5.5m x 5.61m) and single attached brick built garage, extensive rear gardens mainly laid to lawn, mature planted borders and trees, drystone wall, ornamental pond, timber





shed and greenhouse.

Please Note:- There is planning for a four bedroom detached house agreed for the plot, to include demolition of the existing lobby and single garage. (Plans are included on photographs)

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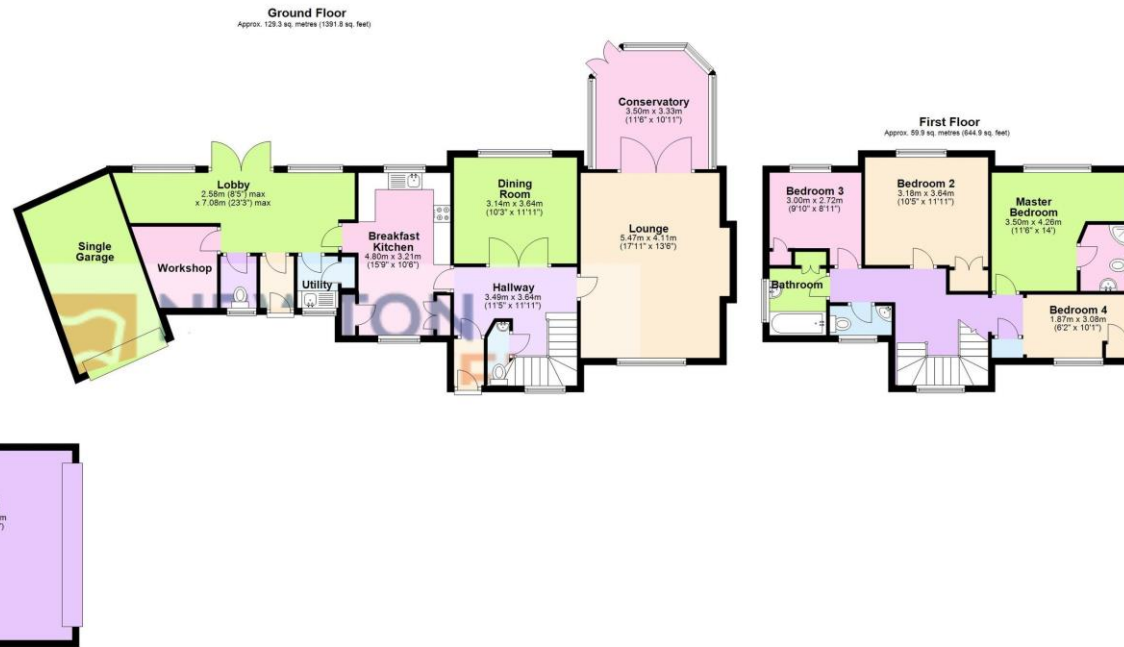
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FLOOR PLANS (if shown):- Floor plan is not to scale but meant as a guide only.





Floorplan



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