



## Erw Las, Whitchurch

£390,000

- FOUR BEDROOMS
- EN-SUITE TO LOFT ROOM
- TWO RECEPTION ROOMS
- CONSERVATORY
- WORK SHOP TO REAR GARDEN
- OFF ROAD PARKING
- CUCINETTA
- UTILITY ROOM
- COUNCIL TAX BAND E



 4  2  2





## About the property

**\*\*MUST VIEW\*\*** Substantial FOUR BEDROOM TERRACE property just a short distance from WHITCHURCH VILLAGE. Boasting an EN-SUITE to the LOFT ROOM. Mediterranean style CONSERVATORY. CUCINETTA off of the main KITCHEN. TWO RECEPTION ROOMS. This FAMILY HOME has it all! Call today to book your viewing.

## Accommodation

### Hallway

Parquet flooring, understairs storage.

### Front Sitting Room

12' 1" max x 13' 1" max ( 3.68m max x 3.99m max )

Wooden flooring, marble hearth fireplace, radiator, double glazed upvc windows to front, power point(s), gas fire.

### Living Room

11' 4" max x 11' 8" max ( 3.45m max x 3.56m max )

Parquet flooring continuing from hallway through to living room, radiator, patio doors to conservatory currently utilised as dining area, power point(s).

### Conservatory

12' 4" x 7' 8" ( 3.76m x 2.34m )



Mediterranean tiles to floor, double aspect patio doors to rear garden.

**Cucinetta**

14' 1" x 4' 9" ( 4.29m x 1.45m )

Parquet flooring continuing from living room, plenty of storage, tiled Mediterranean style worktop, used as a winery by current owners, radiator.

**Kitchen**

14' 7" x 6' 2" ( 4.45m x 1.88m )

L shaped kitchen with tiled flooring, five ring cagle oven, tile surround, work surfaces, window to rear garden with double aspect, frosted glass door to small utility / lean to and door to gully area.

**Utility Room**

Currently housing washing machine and tumble dryer, sliding doors to rear garden.

**Landing**

Newly fitted carpet throughout, window making the stairs and landing bright and airy, fitted storage cupboard, spacious landing area with room for seating / study area.

**Bedroom One**

14' 4" max x 10' 1" max ( 4.37m max x 3.07m max )

Laminate wood effect flooring, radiator, power point(s), upvc window to front aspect.

**Bedroom Two**

10' 8" max x 8' 2" max ( 3.25m max x 2.49m max )

**Bedroom Three**

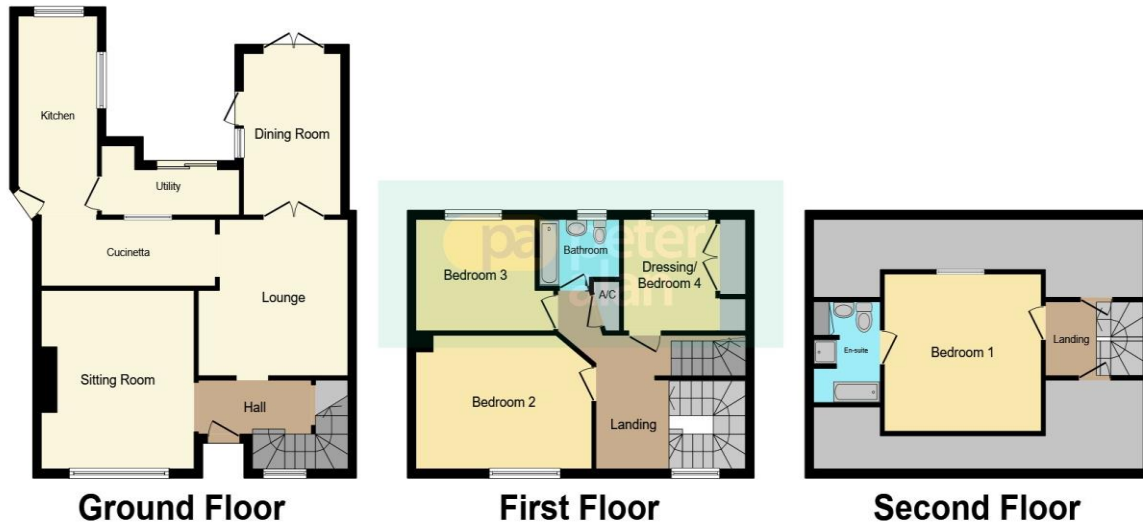
8' 5" x 7' 5" ( 2.57m x 2.26m )

Currently a dressing room, big storage cupboard, single bedroom housing combi boiler, laminate wood effect flooring, radiator, power point(s), upvc window to rear aspect.

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## Floorplan



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