



**Smartmove Homes**

## **Wellington Park Shirland, DE55 6EQ**

Asking Price Of  
**£464,950**

- WELL PRESENTED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- GENEROUS PLOT
- PRIVATE DRIVEWAY
- DOUBLE GARAGE/AMPLE PARKING
- ENSUITE TO MASTER
- THREE/FOUR RECEPTION ROOMS
- ENCLOSED REAR GARDEN





## GROUND FLOOR

**ENTRANCE HALLWAY** Door to the front elevation, radiator, solid Oak floor, stairs leading to the first floor landing with under stairs storage.

**DOWNSTAIRS WC** Obscure window to the front elevation, heated towel rail, fitted WC and wash basin.

**LIVING ROOM** 16' 11" x 13' 2" (5.16m x 4.01m) Spacious living room with window to the front elevation, two radiators and double doors into the entrance hallway and dining room areas, TV aerial point and gas feature fire place.

**DINING ROOM** 14' 5" x 10' 8" (4.39m x 3.25m) Generous dining room with French doors to the rear elevation, window to the side elevation and radiator

**FITTED KITCHEN** 12' 7" x 10' 3" (3.84m x 3.12m) Matching wall and base units with complimentary work tops and tiling splashback, integrated electric oven with four ring gas hob, extractor fan over, space for free standing fridge/freezer, 1 1/2 sink and drainer, two gas central heating radiators, window to rear elevation and tiled floor.

**BREAKFAST ROOM** 7' 6" x 7' 2" (2.29m x 2.18m) Window to rear elevation, central heating radiator and tiled floor.

**STUDY ROOM** 11' 1" x 7' 6" (3.38m x 2.29m) Window to front elevation and central heating radiator.

**UTILITY ROOM** 8' 11" x 7' 6" (2.72m x 2.29m) Window to side elevation, base units with complimentary worktops, sink and drainer, space and plumbing for a washing machine and tumble dryer under counter and door to side elevation.

**FIRST FLOOR LANDING** Spacious landing with loft access.

**MASTER BEDROOM** 12' 9" x 11' 7" (3.89m x 3.53m) Spacious master bedroom with window to front elevation, fitted wardrobe, central heating radiator and door into ensuite shower room.

ENSUITE SHOWER ROOM 8' 9" x 4' 11" (2.67m x 1.5m) Window to side elevation, walk in shower cubicle, heated towel rail, tiled floor and vanity unit with built in WC and wash basin.

BEDROOM TWO 11' 5" x 10' 5" (3.48m x 3.18m) Window to rear elevation, fitted wardrobe, central heating radiator and TV point.

BEDROOM THREE 10' 4" x 7' 10" (3.15m x 2.39m) Window to front elevation and central heating radiator.

BEDROOM FOUR 12' 0" x 7' 8" (3.66m x 2.34m) Window to rear elevation and central heating radiator.

FAMILY BATHROOM 8' 9" x 6' 9" (2.67m x 2.06m) Modern four piece bathroom suite with walk in shower cubicle, panelled bath, vanity sink, WC, heated towel rail and tiled flooring and has an obscure window to side elevation.

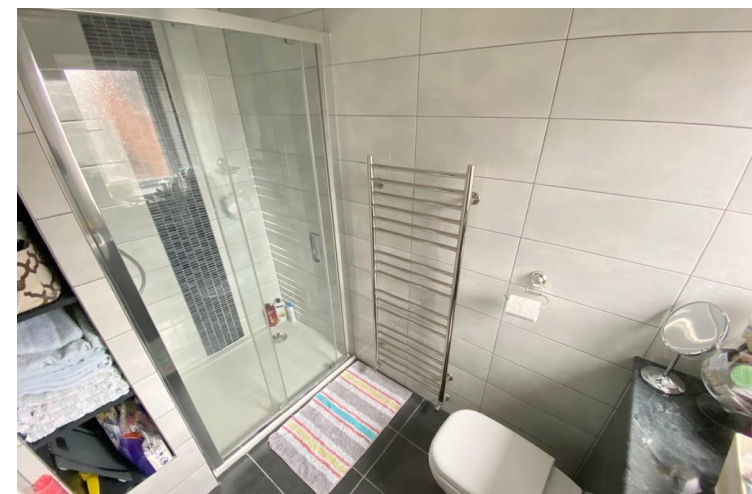
#### OUTSIDE

ENCLOSED REAR GARDEN Fully enclosed rear garden which is mainly laid to lawn with patio area. Outside security lighting and outside water tap.

FRONT GARDEN Mainly laid to lawn with bushes and trees on the borders.

PRIVATE DRIVE/OFF ROAD PARKING Tarmac private driveway leading to off road parking and garage.

DOUBLE GARAGE Detached garage with manual up and over doors, lighting and electrics.



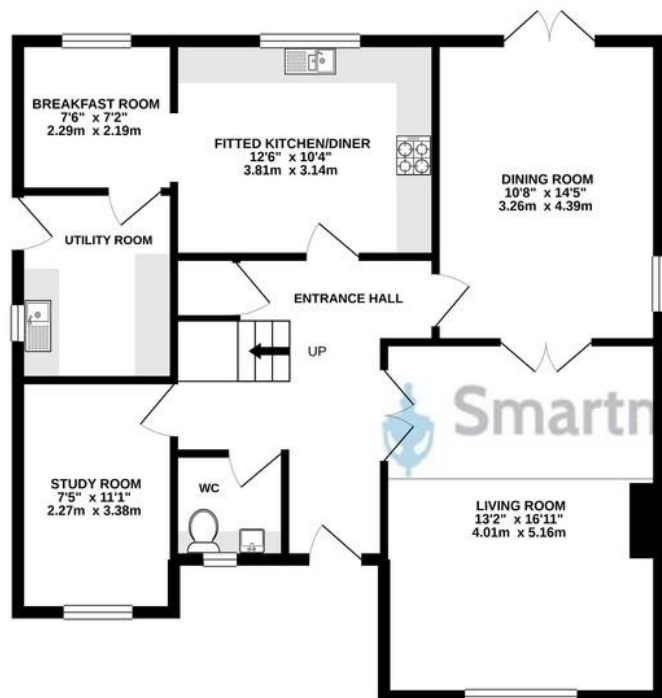




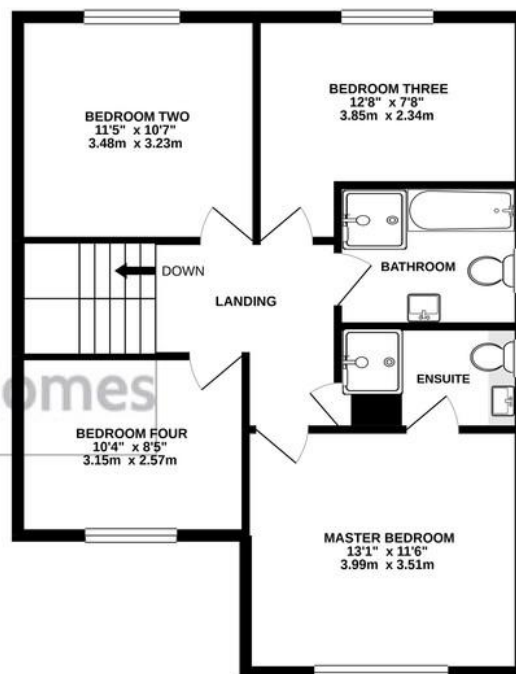




GROUND FLOOR  
861 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



## COUNCIL TAX BAND

Tax band E

## TENURE

Freehold

TOTAL FLOOR AREA : 1539 sq.ft. (143.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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