



20 Old Forge Road, Fenny Drayton, CV13 6BD
Offers over £600,000

wards
Residential

Freehold. A superb four-bedroom detached bungalow, which has been meticulously refurbished in a retro yet contemporary style sympathetic to the age and design of the property. Located in the highly sought after village of Fenny Drayton, with easy commuting via the A444 and A5 but also surrounded by open countryside. The spacious accommodation, with oak veneer doors throughout, briefly comprises the following: Ground Floor: Porch, Hall, WC, Living Room, Kitchen/Diner, Utility Room, Four Bedrooms, Master with Ensuite and Dressing Room and Family Bathroom. Basement: Garage and Workshop. Externally, the property benefits from a large driveway and gardens to the front elevation and landscaped gardens to the rear, along with a timber summerhouse with bi-fold doors. Majority smart lighting, UPVC triple glazing and gas fired underfloor heating. Viewing essential.

Porch

With feature anthracite front door and laminate flooring.

Hall

With loft access hatch, store cupboard, laminate flooring and two UPVC triple glazed windows to the side elevation.

WC

1.88 x 0.81 Metres

With two-piece white suite comprising bowl sink on illuminated floating vanity unit and concealed cistern WC. Black slate effect floor and wall tiling with floating ceiling.

Living Room

4.91 x 7.28 Metres

An outstanding entertaining space with feature vaulted ceiling with chandelier and a triple aspect providing excellent natural light. Feature media wall finished in slate effect tiles with electric fire. Metal framed double glazed sliding doors to the front and rear elevation, along with two UPVC triple glazed windows to the side elevation. To the front elevation there is a balcony with glass balustrade and black floor tiling.



Kitchen/Diner

6.1 x 3.66 Metres

Fitted with a good range of oak effect base and wall units with granite veneer worktops over and inset sink with drainage grooves. Hotpoint double oven, Fisher & Paykel induction hob with extractor over. Integrated dishwasher and fridge freezer. Cream floor tiles and metro tiled splashbacks. Feature light fitting to Dining Area, under cabinet and plinth lighting. Metal framed double glazed window to the front and UPVC triple glazed window to the side elevation.

Utility Room

3.38 x 1.41 Metres

With plumbing for a washing machine and laminate floor. Feature anthracite composite door to the front elevation, UPVC triple glazed window to the side and door to the rear.

Master Bedroom

4.84 x 3.47 Metres

With laminate flooring, TV aerial point and socket at eye level and ceiling spotlights. UPVC triple glazed window and door to the side elevation.

Ensuite

2.33 x 2.23 Metres

With double sink over black floating vanity unit, low flush WC and shower in a cubicle. Mirrored cabinet over sinks, ceiling spotlights and extractor fan. Carrera marble effect floor and full height wall tiles.

Dressing Room

2.38 x 2.25 Metres

With built in wardrobes and drawers to three walls, sensor activated ceiling spotlights and Carrera marble effect floor tiles.

Bedroom 2

3.06 x 4.41 Metres

With laminate flooring, TV aerial point and socket at eye level and UPVC triple glazed window to the side elevation.





Bedroom 3

2.27 x 4.44 Metres

With feature timber wall and UPVC triple glazed window to the side elevation.

Bedroom 4

2.66 x 2.47 Metres

With laminate flooring, TV aerial point and socket at eye level and UPVC triple glazed window to the side elevation.

Bathroom

3.6 x 2.21 Metres

Fitted with a four piece white suite comprising sink over walnut effect vanity unit, low flush WC, shower (with concealed pipework controls) in a freestanding cubicle and corner bath. Walnut effect store cupboard, LED mirror, heated towel rail, ceiling spotlights and extractor fan. Cream floor and full height wall tiling. UPVC triple glazed window to the side elevation.

Garage

6.56 x 7.78 Metres

With partitioned work room, solid concrete floor, power, lighting and electric up and over door. UPVC triple glazed window to the side elevation.



Outside

To the front elevation, the house is elevated and set back from the road. There is a tarmac driveway leading to the garage and providing off road car parking. There are two lawned areas enclosed by dwarf hedging and with attractive shrubby borders.

The rear garden is a superb feature of the property and is predominantly laid to lawn with a patio area adjacent to the rear of the property. There is an insulated summerhouse to the rear of the plot, currently arranged as a bar/gym and benefiting from bi-folding doors to the front elevation. The garden has feature lighting, a water feature and is enclosed by contemporary grey fencing and benefits from gated access from the front elevation.

EPC - C(71)

Council Tax Band - F

Call 01455 251771 to make an appointment to view this property



BASEMENT
517 sq.ft. (48.1 sq.m.) approx.

GROUND FLOOR
1663 sq.ft. (154.5 sq.m.) approx.



TOTAL FLOOR AREA: 2180 sq.ft. (202.6 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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