



RUSSELL HILL, THORNHAUGH, PE8 6HL
£499,995 FREEHOLD

A WONDERFUL FAMILY HOME EXTENDED OVER THE YEARS AND OFFERING VERY GENEROUS AND VERSATILE GROUND FLOOR ACCOMMODATION. FANTASTICALLY LOCATED WITHIN THE BEAUTIFUL VILLAGE OF THORNHAUGH, ENJOYING AN ELEVATED POSITION AND SOUTHERLY FACING REAR GARDENS, SOLD WITH NO CHAIN.

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Set along an attractive causeway within the ever popular and beautiful village of Thornhaugh, sitting up from the road behind mature hedging, you cross the extended driveway and approach the hardwood entrance door, opening through to:

ENTRANCE PORCH

Kick off your shoes and hang your coats, with further glazed entrance door through to:

ENTRANCE HALL

A welcoming reception greets you with central stairs to the first-floor accommodation, exposed brickwork, electric radiator and recessed coats cupboard.

CLOAKROOM

Comprising a two-piece suite, low level WC and wash hand basin, with tiled flooring.

HOME OFFICE/STUDY

8'6 x 9'7 a great space to work from home with UPVC window to the front aspect and electric radiator.

SITTING ROOM

12'6 x 23'3 opening to 35'10 a wonderful space to entertain opening into a bright and impressive music room, with UPVC window to the front aspect, large brick fireplace with cast wood burner inset and timber mantle, wall light points and electric radiator, stepping up to:

MUSIC ROOM

11'8 x 13'7 opening to 35'10 a lovely light space with room for a baby grand, with window to the side and sliding patio doors open onto the southerly facing rear gardens, electric radiator.

DINING ROOM

11'2 x 13'7 central to the accommodation with sliding UPVC doors into the garden room, exposed brick work and electric radiator.

GARDEN ROOM/CONSERVATORY

17'3 x 12'3 a bright and airy space with UPVC French doors on to the southerly facing rear gardens and finished with tiled effect flooring

KITCHEN

18'3 x 13'7 (max) 10'7 (min) with window to the rear aspect and glazed door through to the breakfast room, comprising a range of base and eye level storage units, incorporating roll edge work surface with double sink inset and mixer tap over, integrated double oven and electric hob with extractor fan over, plumbing and space for washing machine, plumbing and space for dishwasher, breakfast bar, fridge space, exposed brickwork and tiled flooring

BREAKFAST ROOM

14'10 x 11'9 a fantastic addition to the accommodation with UPVC French door through to the garden room, sliding patio doors onto the southerly facing rear gardens, window to the side aspect, electric radiator and door through to a lean to store.

LANDING

With recessed airing cupboard and loft access

BEDROOM

12' x 12'6 a good double bedroom with UPVC window to the front aspect, recessed double wardrobe and electric radiator.

EN SUITE

With frosted UPVC window to the front aspect, comprising a four-piece suite, low level WC, bidet, wash hand basin and shower cubicle with shower over, electric radiator, fully tiled walls and tiled flooring.

BEDROOM

12'8 x 9' another double bedroom with UPVC window to the rear aspect, electric radiator and recessed double wardrobe.

BEDROOM

8'6 x 10'9 with UPVC window to the front aspect and electric radiator.

BEDROOM

9'7 x 7'3 with UPVC window to the rear aspect and electric radiator.

BATHROOM

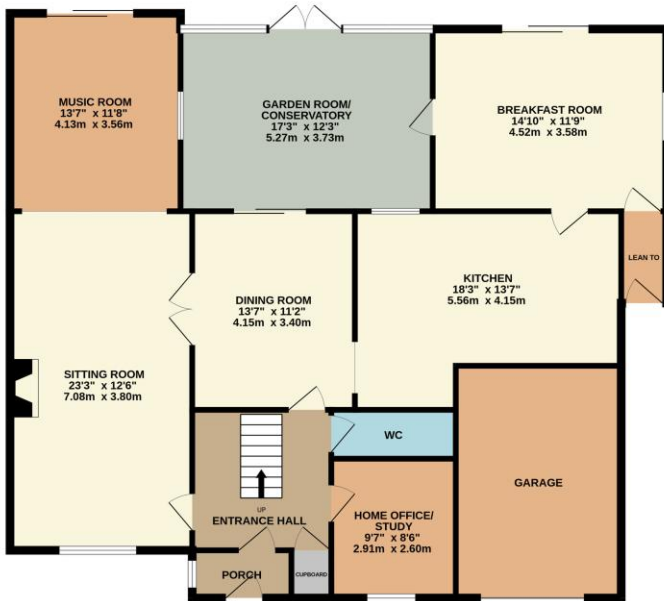
12'3 x 8'6 a generous bathroom with UPVC window to the rear aspect, comprising a modern four-piece suite, low level WC, wash hand basin set in vanity unit with good storage, panel bath and double shower cubicle with shower over, chrome heated towel rail, fully tiled walls and tiled flooring.

OUTSIDE

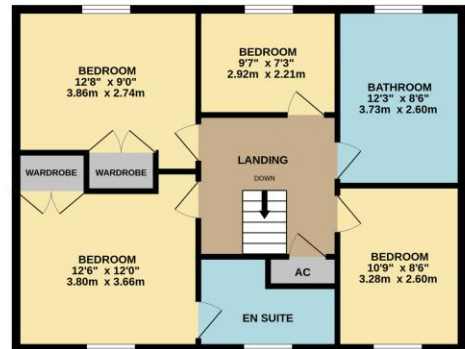
located within the ever popular village of Thornhaugh, set behind mature hedging the frontage is lawn with extended driveway offering off road parking and leading to an oversize garage with electric up and over door. Gated side access to the rear gardens which enjoy a southerly facing aspect and a good degree of privacy, enclosed by stone wall and fencing, with extended patio seating, mainly laid to lawn with mature borders and rose bushes.



GROUND FLOOR
1657 sq.ft. (153.9 sq.m.) approx.



1ST FLOOR
710 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA: 2366 sq.ft. (219.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	54
(21-38)	F	
(1-20)	G	28
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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