

Not only an internal inspection will fully appreciate the meticulously appointed and decorated interior but the extensive accommodation provided which extends to some 203 sq metres (2185 sq. feet) and arranged on three floors. The house is truly immaculately presented, ready to walk into and superbly updated by the present owners. From the ENTRANCE HALL is the FRONT DINING ROOM. At the back of the house is the LARGE OPEN PLAN FAMILY LIVING and FITTED KITCHEN with access onto the BALCONY DECKING. Upstairs there are 4 BEDROOMS and a MODERN BATHROOM & SHOWER. Off the rear elevation is the GARDEN STUDIO ROOM, GYM, LARGE UTILITY/KITCHEN & SHOWER ROOM. The rear garden is a lovely feature being south facing, laid to lawn, decking and sitting area. Electric car charging point. In a popular residential road of similar family homes the property is a short distance to the West End shops and access onto the A55. Rhos-on-Sea village and promenade is a 5 minute drive. Energy Rating D65 Potential B83. Council Tax Band E Ref CB7767







### **Reception Hall** 16'2 x 9'6 (4.93m x 2.90m)

Parquet flooring, double glazed front door, dado rail, central heating radiator, coved ceilings, under stairs cupboard

### **Front Lounge** 14'8 x 14'1 (4.47m x 4.29m)

Double glazed square bay window, central heating radiator, coved ceilings, feature fireplace opening

# **Superb L shapped Open Plan Living Room and Kitchen**

## **Living Room** 16'8 x 13'3 (5.08m x 4.04m)

Wood grain design flooring, fitted wood burner, central heating radiator, inset ceiling lighting, fitted shelving in alcoves, double glazed bay window and french doors leading onto the balcony decking

#### **Fitted Kitchen Breakfast Room**

17'9 x 10'4 (5.41m x 3.15m)

Range of white base cupboards and drawers with marble design work top surfaces, wide pan drawers, island unit with wood strip work tops, wood grain flooring, single drainer sink unit, 2 double glazed windows, built in dishwasher, larder units, space for fridge freezer, concealed illuminated extractor, 7 ring gas range, Worcester gas central heating boiler, central heating radiator, inset ceiling lighting, star-lighting on base cupboards

### **First Floor**

Stairway off the Hall to First Floor and Landing

# **Bedroom 1** 14'3 x 13'9 (4.34m x 4.19m)

Double glazed square bay window, central heating radiator

# **Bedroom 2** 13'9 x 13'3 (4.19m x 4.04m)

Double glazed, central heating radiator

# **Bedroom 3** 10'9 x 8'5 (3.28m x 2.57m)

Double glazed, central heating radiator

# **Bedroom 4** 9'7 x 9'6 (2.92m x 2.90m)

Double glazed, central heating radiator

#### Bathroom

9'2 x 7'4 (2.79m x 2.24m)

Beautifully appointed with white suite of oval bath, walk in shower, vanity wash hand basin, w.c, heated towel radiator, double glazed window, half tiled walls in grey

# **Garden Studio Room** 18'9 x 12'10 (5.72m x 3.91m)

Off the rear elevation, double glazed french doors, central heating radiator, under floor store, inset ceiling lighting

# **Gym/Playroom** 14'1 x 12'7 (4.29m x 3.84m)

### Large Utility Room/Laundry/Kitchen

10'3 x 9'9 (3.12m x 2.97m)

Stainless steel sink unit, plumbing for washing machine, double glazed, tiled floor, base cupboards and black work top surfaces

### **Shower Room**

9'6 x 6'3 (2.90m x 1.91m)

Shower cubicle and unit, wash hand basin, w.c, central heating radiator, tiled floor and walls

#### Outside

Driveway at the side of the house with ample parking and room for a garage subject to planning. Ornamental front garden laid with grey slate chippings.

### The Rear Garden

Lovely south facing rear garden with covered decking under the balcony, sitting area, lawns, borders and trees, crazy paved pathway, established hedges form the side boundaries.

#### **AGENTS NOTE**

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

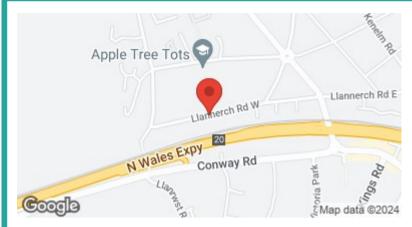
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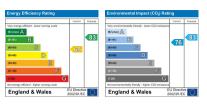
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