

FLOORPLAN AND MEASUREMENTS



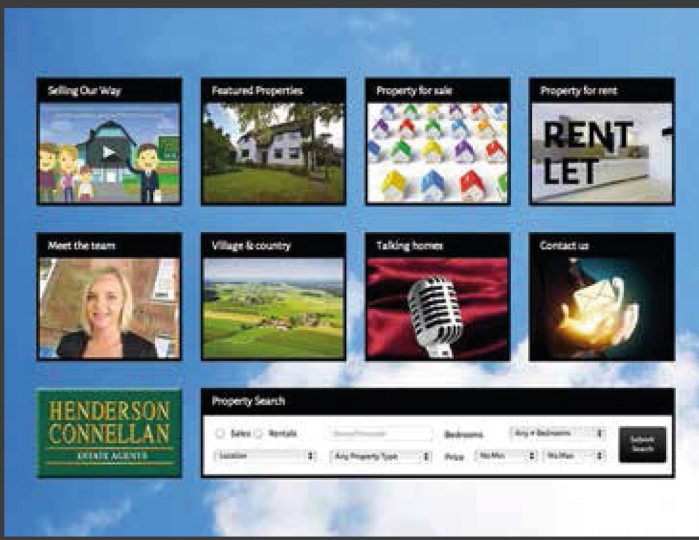
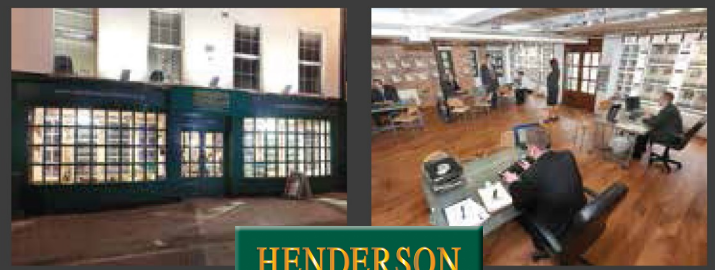
Total area: approx. 142.9 sq. metres (1538.6 sq. feet)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



Park Life



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"Park Life"

You can enjoy lovely walks in the nearby green spaces, or to Wicksteed Park, both of which are a moments walk from this fabulous, extended detached home set within this desirable and peaceful enclave, yet within easy reach of schools, Tresham College, a wealth of amenities and the town centre. The spacious, versatile interior includes an entrance hall, the fabulous bay fronted living/ dining room is flooded with natural light and enjoys a feature fireplace, the kitchen is well equipped with various storage cupboards and includes a useful under stairs pantry. There is a versatile room with adjoining shower room, which would make an ideal bedroom/annexe or would be perfect as an office for those working from home. To the first floor are three well proportioned bedrooms and a principal bathroom. Gas central heating and double glazed windows complete the inside. Outside the property enjoys a driveway to each side with plenty of parking, ideal for a boat or caravan, one of the driveways leads to an oversized single garage. The front and rear gardens are well kept. An exceptional family home in an equally impressive location.

EPC RATING : D COUNCIL TAX: D

GARDENS AND EXTERIOR

The property is approached over two generous driveways, allowing for plenty of parking space, leading to a single garage with power and lighting. The foregarden is well presented with pathway leading to the front door and additional side door access. To the rear the well presented gardens have a westerly facing aspect with raised lawned area, paved terraces and gated access.





INTERIOR

- Gas central heating and double glazed windows .
- Entrance hall, a spacious hallway with parquet flooring under the hall carpet, stairs rising to first floor and doors to rooms
- Living room with bay window to front elevation, gas feature fireplace, free flowing through to:
- Dining area with French doors leading to the garden terrace and door to:
- Kitchen - equipped with a range of eye and base level units, space for cooker with extractor over, space and plumbing for dishwasher. One and a half stainless steel sink and drainer set into worksurfaces. A useful pantry is ideal for further storage. Door to:
- Lobby area with access to the front and rear elevations. Space and plumbing for washing machine and further doors accessing the garage and studio areas
- Bedroom Four/Office/Annexe - A versatile space, ideal as a bedroom, office or annexe. The room benefits from a well equipped shower room with a wider door opening and a large living space with sliding doors to the garden terrace. This would be a great space for those working from home, with access from both the house and the outside.
- To the first floor you will find three excellent sized bedrooms, two of which are double in size.
- Bathroom - including panel enclosed bath, pedestal wash hand basin, and single shower enclosure

