











"Extended Family Living!"

Entrance is gained through the composite front door into the inviting hallway of a generous size with stairs rising to the first floor and access to the guest WC.

Well-presented living room featuring an attractive bay window, high ceilings, a feature picture rail and a stunning open fireplace.

Ground floor study offering a fantastic office space for those working from home or potential to be used as a playroom, music room or snug.

Open plan kitchen/dining/family room boasting a fantastic extension to the rear elevation enjoying the south facing aspect. The social space provides room for both a table and chairs and sofa area and wide French doors lead out to the decked section and feature a combination of exposed timber floorboard and tiling.

The generous kitchen benefits from LED spotlights, an array of high gloss eye and base level units, a roll top worksurface with upstand, a stainless steel one and a half bowl sink and an integrated oven with a four-ring ceramic hob with extractor hood over and space for a fridge/freezer. A generous window overlooks the garden and access to the garden can be gained through the utility/boot room.

Utility/boot room with excellent space for coats, shoes, storage and providing a duals aspect with a door from the front of the property and into the rear garden. The utility area benefits eye and base level units, a stainless-steel sink and space for a fridge, washing machine and tumble dryer.

Three well-presented double bedrooms, located to the first floor.

The main bedroom is positioned to the rear elevation, boasting a generous size with space for a super king size bed, a large window providing a delightful outlook of the south facing garden and an ensuite bathroom. The ensuite bathroom comprises LED ceiling spotlights, ceramic wall tiles, a wall hung set of drawers and a white four-piece suite to include a double width shower, a panel enclosed bath, a pedestal wash hand basin and a low-level WC.

Bedroom three also overlooks the rear garden and benefits from fitted wardrobes, and bedroom two features a bay window and a period fireplace.

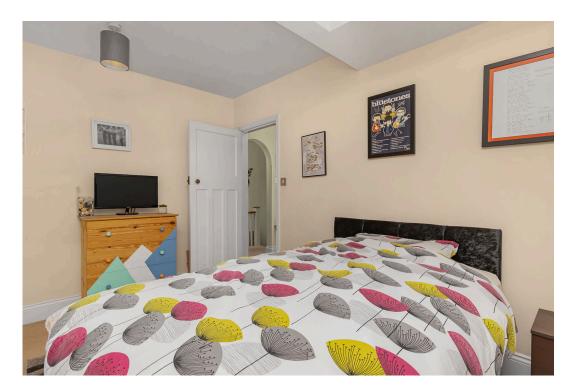
Shower room comprising a chrome heated towel rail, a corner enclosed shower cubicle, a wash hand basin built within a vanity unit and a low-level WC.

An inner hallway off the landing provides access to the fourth bedroom with an under-stairs storage cupboard and stairs rising to the second floor.

The naturally light fourth bedroom features a Velux window to the rear elevation, space for a double bed and eaves storage.

Positioned on the tree-lined Welland Park Road, the property is neatly set back and features an attractive part rendered frontage, with off road parking for two cars, a well-kept hedgerow, access to the front door and a side door into the utility room. The delightful south facing garden is a true sun trap, much larger than you'd expect and features an array of established trees and plantings. Adjoining the property is a raised decked area, ideal for outdoor entertaining, a paved patio and a part converted timber shed providing excellent storage and a private covered seating area providing an outlook of the garden. The majority of the garden is laid to lawn, with planted borders, a timber shed, and to the bottom of the garden is a charming tree house nestled within an apple tree, and a large workshop sits behind this.

The fantastic workshop boasts a generous size and benefits from a concrete base, windows, two large timber doors and a side access door.









- Living Room 3.61m x 3.18m (11'10" x 10'5")
- Study 2.36m x 2.08m (7'9" x 6'10")
- Utility/Side Porch 8.33m x 1.75m (27'4" x 5'9") max
- Bedroom Two 3.63m x 3.18m Bedroom Three 3.61m x (11'11" x 10'5")
- (16'9" x 9'2")

- Dining Room 5.13m x 3.3m (16'10" x 10'10")
- Kitchen 3.68m x 3.51m (12'1" x 11'6")
- Main Bedroom 4.9m x 4.11m (16'1" x 13'6") max En Suite -3.96m x 1.8m (13'0" x 5'11")
- 3.02m (11'10" x 9'11") max
- Bedroom Four 5.11m x 2.79m Shower Room 2.24m x 1.8m (7'4" x 5'11") max













