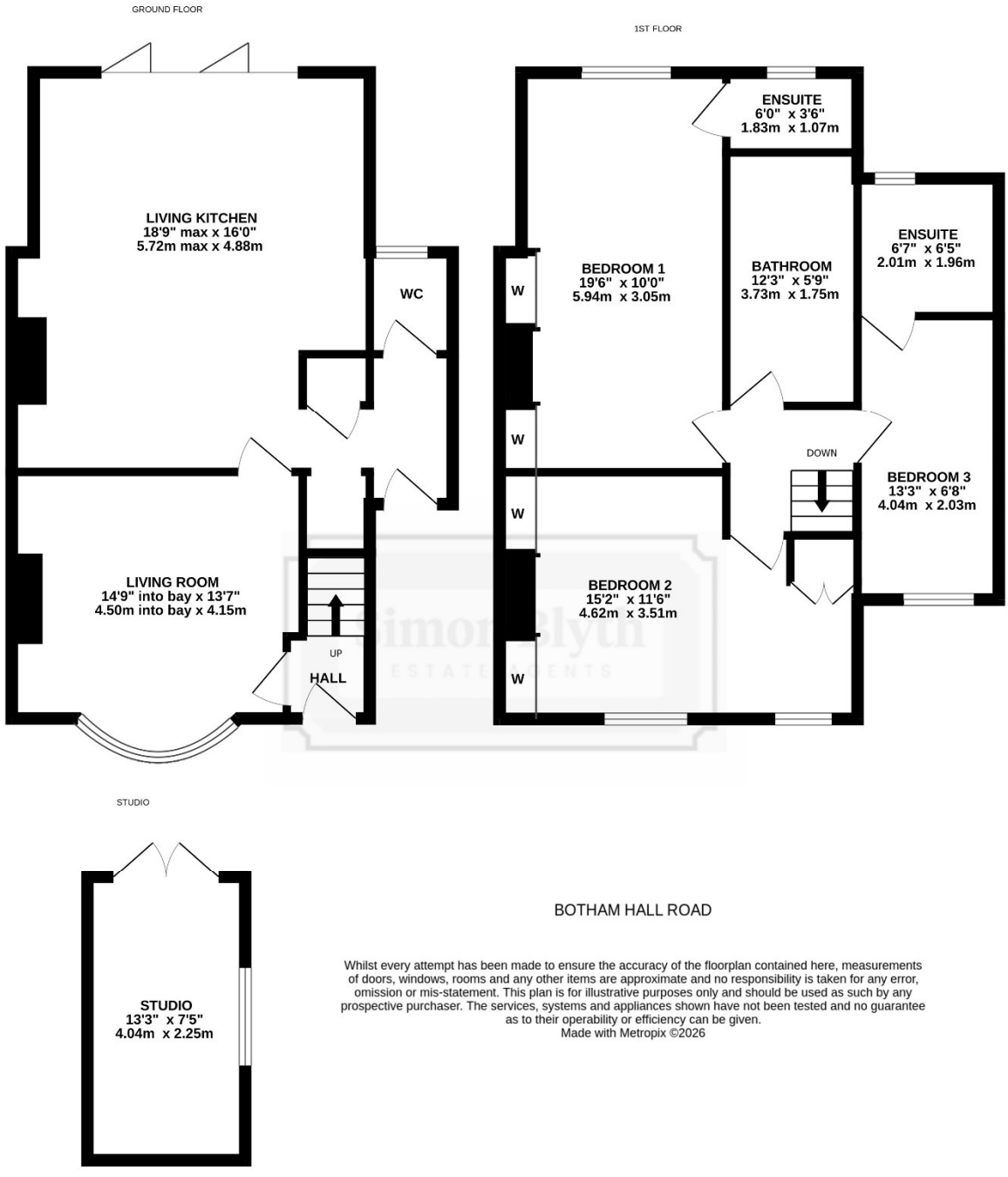


98 Botham Hall Road, Longwood, HD3 4RH

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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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PROPERTY DESCRIPTION

An appealing semi-circular bay fronted semi-detached house which has been extended and modernised to provide a tastefully appointed and spacious home, ideal for a family and located within a popular and established residential area.

The accommodation is served by a £15,000 Hitachi air source heat pump system, uPVC double glazing and briefly comprises to the ground floor, entrance lobby, living room, large fitted living kitchen with four section bi fold doors opening onto the rear garden, side lobby and downstairs w/c. To the first floor a landing leads to a useful attic room, three good sized bedrooms (two with ensuite) and bathroom.

Externally a double width resin driveway provides off road parking together with manageable low maintenance gardens plus a detached multi-purpose studio (13'3 x 7'5), this is double glazed and has heat, power, light and water.

Offers Around £320,000

GROUND FLOOR

ENTRANCE LOBBY

With a composite panelled and frosted double glazed door with frosted uPVC double glazed window over all of which provide this area with natural light, there is a ceiling light point, central heating radiator, staircase rising to the first floor and to one side a timber panelled door opens into the living room.

LIVING ROOM

Measurements- 14'9" into bay x 13'8"

A comfortable and well-proportioned reception room which has a semi-circular bay with uPVC double glazed windows looking out over the front garden and enjoying pleasant views beyond, there is a decorative ceiling rose with ceiling light point, ceiling coving, central heating radiator, laminate flooring, timber wall panels and as the main focal point of the room housed within the chimney breast there is a firebelly wood burning stove with oak mantle and to either side of the chimney breast there is fitted display shelving with downlighters and cupboards beneath. To the rear of the living room a timber panelled door opens into the living kitchen.





LIVING KITCHEN

Measurements- 18'9" x 16'0"

As the dimensions indicate this is a generously proportioned room flooded with natural light from four section powder coated aluminium bi-fold doors which open out onto the rear garden, there are inset LED downlighters, ceiling light point, chimney breast with oak surround and housed within the chimney breast there is a flame effect electric stove. There is a central heating radiator, tiled floor and fitted with a range of grey and contrasting cream shaker style base and wall cupboards, drawers, pan drawers, contrasting overlying timber effect worktops with tiled splashbacks, Bosch five ring stainless steel gas hob with matching stainless steel extractor hood over, Bosch electric double oven, and central island unit with base cupboards, integrated dishwasher, contrasting overlying quartz worktops which extend to form a breakfast bar together with an inset one and a half bowl sink with monobloc tap. To one side a timber panelled door opens into a side lobby which has a storage cupboard beneath the stairs, inset ceiling lights, uPVC double glazed window, composite and frosted double glazed door, tiled floor and a door giving access to a downstairs w.c.


THERE ARE
SO MANY
BEAUTIFUL
REASONS TO
BE HAPPY


HOME

DOWNSTAIRS W.C.

Measurements – 4'9" x 4'0"

With frosted uPVC double glazed window, inset ceiling lights, extractor fan, cupboard housing hot water cylinder, tiled floor, ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap and low flush w.c. with concealed cistern.



FIRST FLOOR

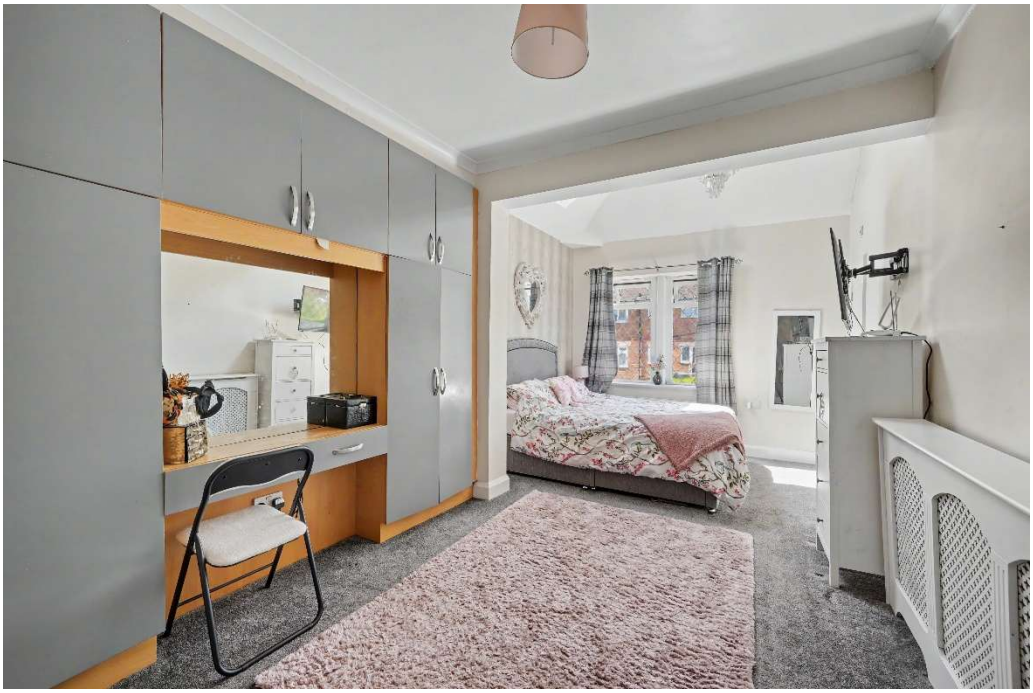
LANDING

With a ceiling light point, ceiling coving and loft access with a fold down timber ladder leading to a useful attic room which is decorated and carpeted loft space with a Velux double glazed window measuring 14'0" x 13'0". From the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements- 19'6" x 10'0"

A large double room which has a uPVC double glazed window looking out over the rear garden with additional natural light from a Velux double glazed window. There are to ceiling light points, ceiling coving, central heating radiator and to one wall there are fitted floor to ceiling wardrobes with cupboards over and dressing table with drawers beneath. To one side a door gives access to an en-suite wet room.





EN-SUITE WET ROOM

Measurements- 6'0" x 3'6"

With a frosted uPVC double glazed window, inset ceiling downlighters, extractor fan, floor to ceiling tiled walls, tiled floor, chrome ladder style heated towel rail and fitted with a wall hung hand wash basin with chrome monobloc tap and shower fitting with fixed chrome shower rose.



BEDROOM TWO

Measurements- 15'2" measured to wardrobes x 11'6"

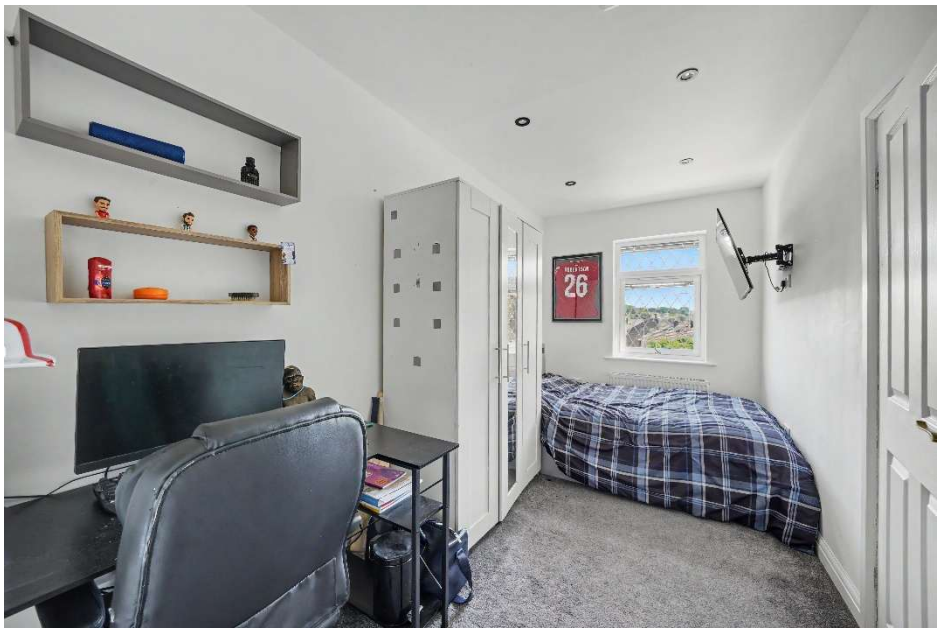
Another good-sized double room with a uPVC double glazed window looking out over the front garden with a pleasant aspect beyond. There are two ceiling light points, ceiling coving, useful storage cupboard over the bulkhead and fitted floor to ceiling wardrobe with cupboards over and dressing table with drawers beneath.



BEDROOM THREE

Measurements- 13'6" x 6'8"

This is situated adjacent to bedroom two and enjoys a similar aspect through a uPVC double glazed window. There are inset ceiling downlighters, loft access to a separate boarded storage loft, central heating radiator and to one end a door gives access to an en-suite wet room.



EN-SUITE WET ROOM

Measurements- 6'7" x 6'5"

With a frosted uPVC double glazed window, inset ceiling downlighters, extractor fan, central heating radiator and fitted with a suite comprising wall hung hand wash basin with chrome monobloc tap, low flush w.c. and Mira advance electric shower fitting.



BATHROOM

Measurements- 12'3" x 5'9"

With sun tube, inset ceiling downlighters, sections of floor to ceiling tiled walls, tiled floor, chrome heated towel rail and fitted with a four-piece suite comprising double ended panelled bath with chrome mixer tap, vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c. and large shower cubicle with glass sliding door and fixed chrome shower rose.





OUTSIDE

PARKING
To the front of the property there is a double width resin driveway which provides off-road parking.

GARDENS
To the front of the property there is a resin pathway, astro turf garden bordered by gravel and stone wall. To the right-hand side of the property there are twin wrought iron gates opening onto a resin pathway which leads to the rear. To the rear there is a detached studio.









STUDIO

Measurements- 13'3" x 7'5"

With twin uPVC double glazed French doors with fitted blinds, to one side there is a double-glazed window once again having fitted blinds, inset ceiling downlighters, extractor fan, central heating radiator and with a vanity unit incorporating wash basin with chrome monobloc tap. Between the studio and house there is a timber hand gate which gives access to the garden. The rear garden enjoys a westerly aspect and has a stone flagged patio which can be accessed from the bi-fold doors in the living kitchen, beyond this there is rockery with crushed blue slate and planted trees and shrubs, external lighting and at the foot of the garden there is an area of astro turf with planted trees and shrubs and to the rear of the studio there is a flagged patio and small garden store.





ADDTIONAL INFORMATION

Central heating- The property has an air source pump
Double glazing- The property has sealed unit double glazing
Tenure- Freehold
Council Tax Band- B
Directions- Using satellite navigation enter the postcode HD3 4RH

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

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2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any)
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