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ESTATE AGENTS



65 Highcroft, Woolavington, TA7 8EU

£299,950

A delightful three bedroom detached house which is beautifully presented and occupying a lovely position, situated in the highly sought-after village of Woolavington.

The present vendors have lovingly maintained and improved the house since ownership to include professionally converting the garage to provide a study/ snug. The double glazed and centrally heated accommodation in brief comprises entrance hall, snug/ study, living room leading into the dining room, kitchen, inner lobby, utility room and cloakroom to the ground floor with three bedrooms (en-suite to master) and a family bathroom to the first floor. There is parking for two vehicles to the front and there is a lovely south facing enclosed garden to the rear which retains a good degree of privacy.

Woolavington has an excellent range of amenities including Church, village shops including Co-Op convenience store, primary school, medical centre and just a few miles to the centre of town and within close proximity to junction 23 of the M5.

An internal inspection is highly recommended.

For more information or an appointment to view please contact the vendors sole agents.

ENTRANCE

Via UPVC double glazed front door to side with obscure colour leaded light pane inset to:

ENTRANCE HALL

Wooden flooring, coving, panelled doors to cloakroom, living room and study/ snug.

CLOAKROOM

Obscure front aspect double glazed window. Fitted with a two piece suite comprising close coupled WC and wash hand basin with tiled splashbacks, radiator.

SNUG/ STUDY (Converted Garage) 11'6 x 8'1 (3.51m x 2.46m)

Front aspect double glazed window, radiator.

LIVING ROOM 11'10 x 10'8 (3.61m x 3.25m)

Front aspect double glazed window. Feature marble fireplace with wooden surround with gas coal effect fire inset and matching marble hearth, wooden flooring, coving, panelled door to inner lobby and opening to dining room.

DINING ROOM 11'11 x 9'3 (3.63m x 2.82m)

Rear aspect double glazed French doors overlooking rear garden. Wooden flooring, radiator, coving, panelled door to kitchen.

KITCHEN 11'11 x 9'5 (3.63m x 2.87m)

Rear aspect double glazed window overlooking rear garden. Fitted with a range of matching cream high gloss wall, base and drawer units with coordinated roll top work surfaces over and stainless steel sink and drainer unit inset and mixer tap over. Built in appliances to remain including electric oven with grill and four ring gas hob with concealed extractor fan over and integrated dishwasher. Space and plumbing for washing machine, space for fridge freezer, wall mounted 'Ideal' gas fired boiler concealed in cupboard, tiled splash backs and surrounds, tiled flooring, radiator, obscure half glazed rear aspect double glazed door to rear garden.

INNER LOBBY

Turning staircase to first floor and panelled doors to utility room and kitchen.

UTILITY ROOM 8'1 x 5'9 (2.46m x 1.75m)

Fitted with cream high gloss base units with coordinated roll top work surface over. Space for a tumble dryer. Wood effect flooring, coving.

LANDING

Side aspect double glazed window on half landing, part galleried, airing cupboard, radiator, access to insulated loft and panelled doors to:

BEDROOM ONE 13'7 x 10'6 (4.14m x 3.20m)

Front aspect double glazed window with far reaching countryside views, radiator, panelled door to:

ENSUITE

Obscure side aspect double glazed window. Fitted with a three piece suite comprising tiled shower cubicle with mains shower, pedestal wash hand basin and close coupled WC, radiator, extractor fan.

BEDROOM TWO 10'6 x 10'2 (3.20m x 3.10m)

Rear aspect double glazed window, radiator.

BEDROOM THREE 11'11 (max) x 8'8 (3.63m (max) x 2.64m)

Rear aspect double glazed window, radiator.

BATHROOM

Obscure front aspect double glazed window. Fitted with a three piece white suite comprising panelled bath with wall mounted shower over, pedestal wash hand basin and close coupled WC, tiled splash backs and surrounds, wood effect flooring, radiator, extractor fan.

EXTERIOR

PARKING

On own tarmac drive to front for two vehicles.

FRONT GARDEN

Partly enclosed by panel fencing and laid to lawn with maturing shrubs inset. Timber gate to side leading to the garden.

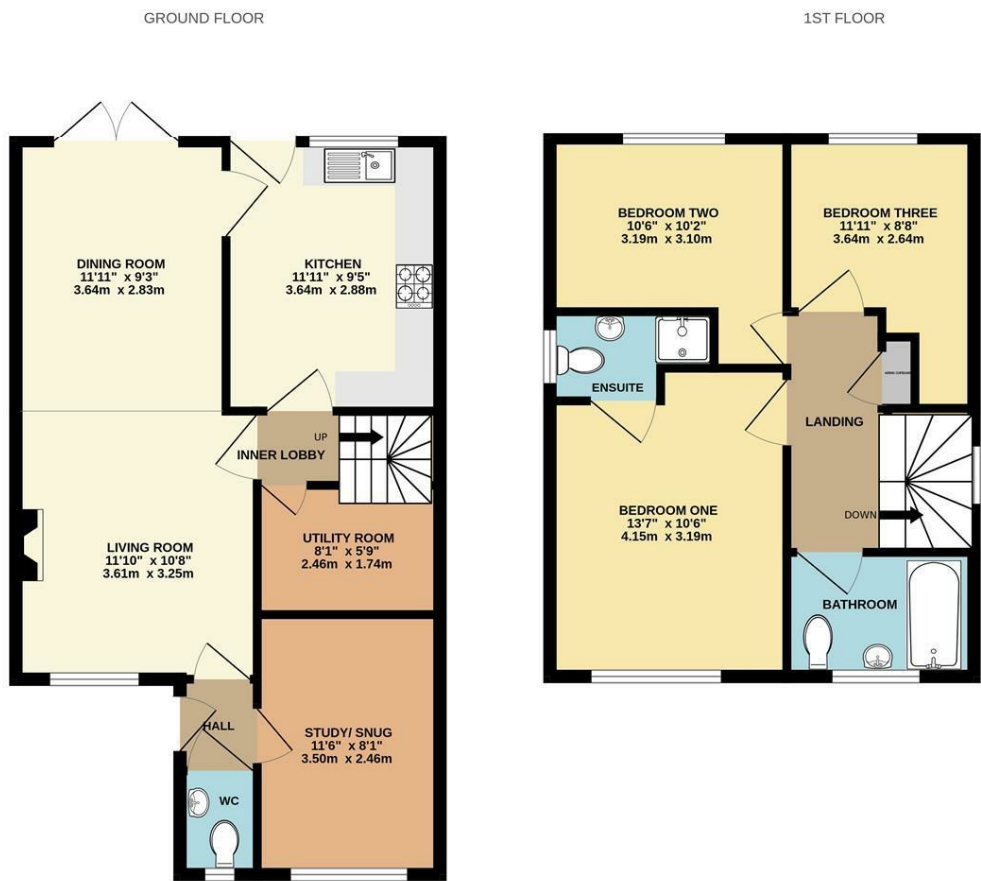
REAR GARDEN

South facing and enclosed predominantly by panel fencing. Large patio adjacent to house with raised shrub beds with steps inset leading to lawned area with stepping stones inset providing access to the two timber garden sheds to the rear. Established shrub borders, outside tap, external power. The rear garden retains a high degree of privacy.

SERVICES

Mains gas, electricity, water and drainage.

Floor Plan

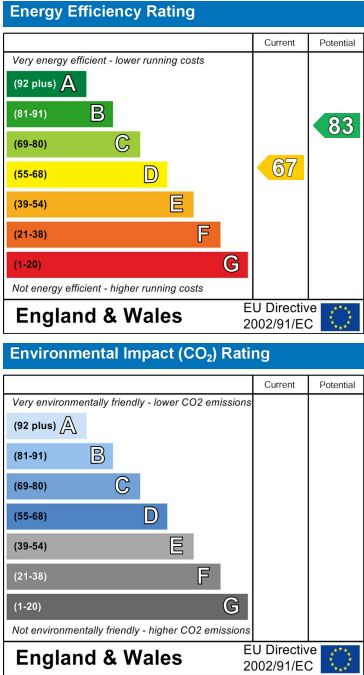


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller.