



High Street  
Stonebroom Alferton





## Property Description

Situated in a popular residential location is a well maintained and presented detached family home offering spacious accommodation. This versatile home to the ground floor has; reception hall, breakfast kitchen overlooking the rear elevation, lounge and separate dining room. Study/occasional bedroom and ground floor master bedroom. Ground floor bathroom with a low level WC, pedestal wash hand basin, panelled bath and walk in shower. To the first floor are three additional bedrooms, W.C with two piece suite and a walk in loft space having lighting and housing the gas heating boiler. Externally the property is situated on a generous plot having pebbled frontage with low level brick wall and railings. To the rear is the undercroft garage, with the rear being a low maintenance gravelled hard standing and secured by fencing. The property has double glazed windows throughout and a gas heating system. This versatile accommodation is ideally suited for families and internal viewing is recommended to appreciate the size and versatility this accommodation has to offer.

## Ground Floor

### Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

## Reception Hall

Approached by a double glazed entrance door to the front the reception hall has stairs off to first floor accommodation, radiator, ceiling coving and cloaks cupboard providing storage space.

## Kitchen

Fitted with a range of wall and base units with complementary work surfaces over incorporating a single drainer sink unit with mixer tap. Integrated four ring gas hob, electric oven, plumbing for the automatic washing machine and dishwasher. Standing space for the fridge freezer, walk in pantry and double glazed windows overlook the rear and side elevations. Radiator and entrance door to the side.

## Lounge

The focal point of this room is a feature 'Adam' style fire surround with complementary marble style hearth and backdrop incorporating a living flame coal effect gas fire. Radiator, two double glazed windows to the side and double glazed window to the front.

## Dining Room

Having double glazed window to the rear elevation, radiator and ceiling coving. This dining room also has the versatility to be used as an occasional bedroom.



## Bedroom One

Double glazed window to the front, radiator and ceiling coving.

## Study/Occasional bedroom

Double glazed window to the side, radiator and ceiling coving.

## Bathroom

Four piece suite comprising of panel bath, pedestal wash hand basin, low flush W/C and walk in shower cubicle. Double glazed opaque window to the rear elevation, heated towel rail, tiled splashbacks and in built cylinder cupboard with airing space.

## First Floor Accommodation

### Landing

Having double glazed window to the front elevation and radiator.

### W.C

Two piece suite comprising of low flush W/C and pedestal wash hand basin. Double glazed window to the rear and heated towel rail.

### Walk In Loft Space

This walk in loft space provides ideal storage and has lighting and houses the gas heating boiler.

## Bedroom Two

Double glazed window to the side, radiator and ceiling coving.

## Bedroom Three

Double glazed window to the side, radiator and ceiling coving.

## Bedroom Four

Double glazed window to the side and ceiling coving.

## Outside

Externally the front of the property is approached by wrought iron gated access and is enclosed by walled surround and has been pebbled for easy maintenance. The rear of the property has a block paved driveway providing vehicle standing space for a number of cars and is approached by wrought iron gates. The driveway in turn leads to the undercroft which has the garage and cellar. The rear elevation is secured by fencing and extends to the side where the garden area is laid to lawn.

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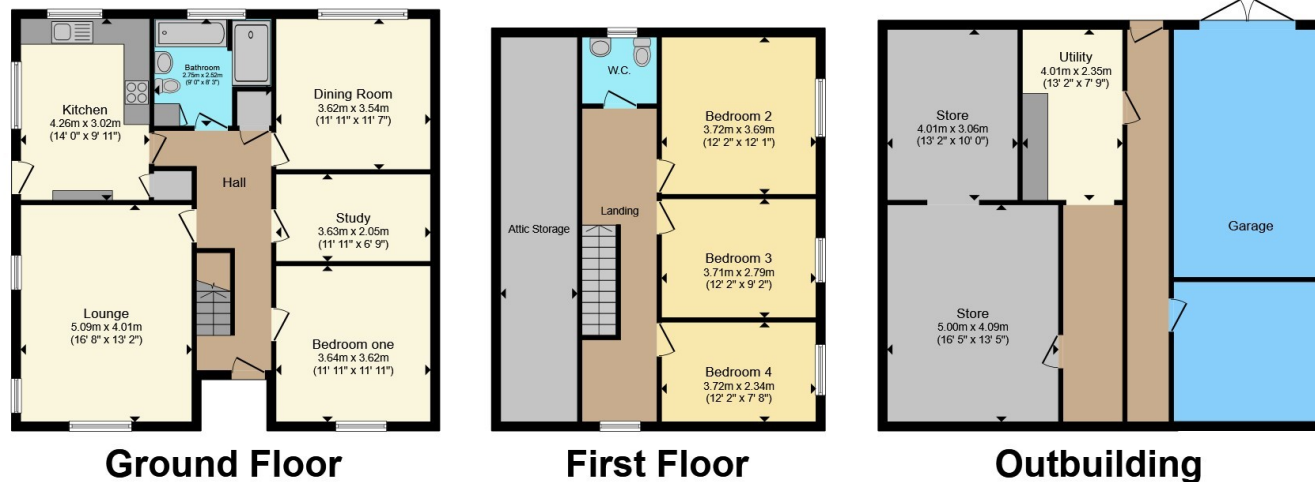












Total floor area 249.8 m<sup>2</sup> (2,689 sq.ft.) approx

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To view this property please contact Hall & Benson on

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EPC Rating: E Council Tax  
 Band: C

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Tenure: Freehold



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