



POLLARD
ESTATES

5 Durham Road

Wigmore, ME8 0JW

Price guide £600,000



PRICE GUIDE £600,000 - £625,000 A deceptively large and extended four bedroom detached house offering vast accommodation in a premier location. The current vendors have made significant improvements since ownership including installing numerous windows, re plastering and cosmetic enhancements. The upgraded contemporary entrance door also adds to the property's welcoming façade. Downstairs enjoys a large lounge and dining room, cloakroom, garden/lobby room, a long and modern kitchen with breakfast bar, and a lovely conservatory with under floor heating offering superb views of the south facing garden. Upstairs offers a real wow factor large master bedroom with feature walk in dressing room and en suite shower room, another two double bedrooms and a further single. This fine family home also boasts ample parking and a good sized useable garage. Durham Road in Wigmore is highly sought after and is located within the catchment area to numerous reputable schools. There are some beautiful walks to be enjoyed locally in the woodland and you are central to shops and motorway access. A real individual property which must really be viewed to appreciate all on offer!



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Door to

Hallway

Lounge

23'11 max x 12'9 (7.29m max x 3.89m)

Dining Room

12'9 x 11'7 (3.89m x 3.53m)

Kitchen

24'9 x 9'7 (7.54m x 2.92m)

Conservatory

15'9 x 11'4 (4.80m x 3.45m)

Garden Lobby Room

8'5 x 9'10 (2.57m x 3.00m)

Cloakroom

5'5 x 3'5 (1.65m x 1.04m)

Stairs to First Floor

Landing

Bedroom 1

13'2 x 12'9 (4.01m x 3.89m)

En Suite

7'7 x 5'4 (2.31m x 1.63m)

Bedroom 2

12'0 x 11'5 (3.66m x 3.48m)

Bedroom 3

10'11 x 10'4 (3.33m x 3.15m)

Bedroom 4

9'1 x 7'4 (2.77m x 2.24m)

Bathroom

Garden

Important Notice -

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It should not be assumed that the property has all necessary planning, building regulation or other consents.

Services, appliances and systems have not been tested. Buyers must satisfy themselves by inspection or other means.

Tenure, ground rent, service charges and other leasehold details are provided by the seller and must be verified by a solicitor.

Any changes to charges or terms should be confirmed independently.

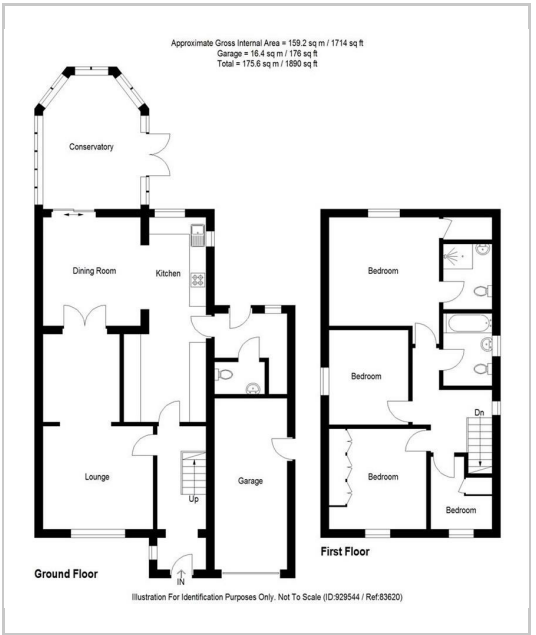
Purchasers will be required to provide identification under current Money Laundering Regulations before an offer can be accepted.

Personal data supplied during the enquiry or offer process will be handled in accordance with our privacy policy.

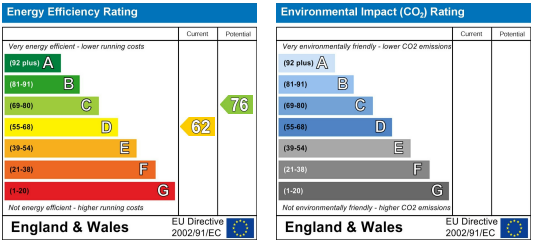
Area Map



Floor Plans



Energy Efficiency Graph



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