Coleman Estates
1998







12 Florence Close, Wellington - TF1 2FN

£525,000 FREEHOLD

Expansive five-bedroom detached home, with modern kitchen/diner, versatile rooms, a self-contained annexe and parking and enjoying a convenient location near schools, amenities and transport links.

Council Tax band: F EPC Rating: B





EXPANSIVE AND IMMACULATE ACCOMMODATION I DETACHED SELF-CONTAINED ANNEXE I DRIVEWAY I PEACEFUL YET CONVENIENT LOCATION I HIGHLY DESIRABLE AREA

Presenting an exceptional opportunity to acquire a distinguished five-bedroom detached residence, this impressive property blends elegant design with generous proportions to create a truly outstanding family home.

Upon entering, you are greeted by a welcoming hallway that leads seamlessly to a spacious living room, bathed in natural light through a bay window. The heart of the home is a generous, contemporary kitchen and dining area, thoughtfully appointed with sleek cabinetry; fitted oven, hob and extractor and ample workspace, with French doors onto the back garden for easy outdoor dining and informal gatherings. A separate formal dining room lends itself perfectly to entertaining or could be used as a playroom, etc. The ground floor further benefits from a versatile study/second reception, a practical utility room and a stylish guest cloakroom.

Upstairs, the first floor landing offers handy fitted storage. Off this are 3 double bedrooms, the principal suite and second bedroom offering a tranquil retreat with a luxurious en-suite shower rooms. A additional contemporary bathroom comprises a bath with shower over, basin and WC and provides flexibility for family and guests and privacy for all.

A further staircase leads to the second floor, where there are two more attractive double bedrooms and another bathroom, made up of a bath, basin and WC.

Stepping outside, the property continues to impress with its generous rear garden, hard-landscaped with flagged and decked areas, designed to offer both tranquillity and space for outdoor enjoyment and entertaining while offering practicality and minimal maintenance for those with busy lifestyles.

To the front, the property is set back from the road behind an attractive front garden and driveway, offering ample off-road parking

The location combines the best of both worlds - tranquil and leafy surroundings with convenient access to local amenities, reputable schools and transport links.

This remarkable home presents a rare chance to secure a substantial and well-appointed family residence in a highly-regarded area, appealing to discerning buyers seeking space, comfort and enduring quality.





Lounge 15' 2" x 12' 3" (4.63m x 3.73m)

Dining Room 13' 6" x 9' 8" (4.11m x 2.94m)

Kitchen/Breakfast Room 19' 0" x 16' 1" (5.79m x 4.89m)

Utility Room 6' 2" x 6' 0" (1.88m x 1.84m)

Study 10' 2" x 6' 3" (3.10m x 1.91m)

Cloakroom

Bedroom One 14' 11" x 12' 4" (4.54m x 3.77m)

En-suite 8' 1" x 5' 6" (2.46m x 1.67m)

Bedroom Two 12' 0" x 9' 11" (3.67m x 3.01m)

Bedroom Three 12' 4" x 9' 7" (3.77m x 2.91m)

Bathroom 8' 8" x 5' 6" (2.65m x 1.67m)

Bedroom Four 15' 3" x 9' 8" (4.64m x 2.95m)

Bedroom Five 16' 2" x 12' 0" (4.94m x 3.65m)

Bathroom 7' 2" x 5' 6" (2.19m x 1.68m)

DETACHED ANNEXE:

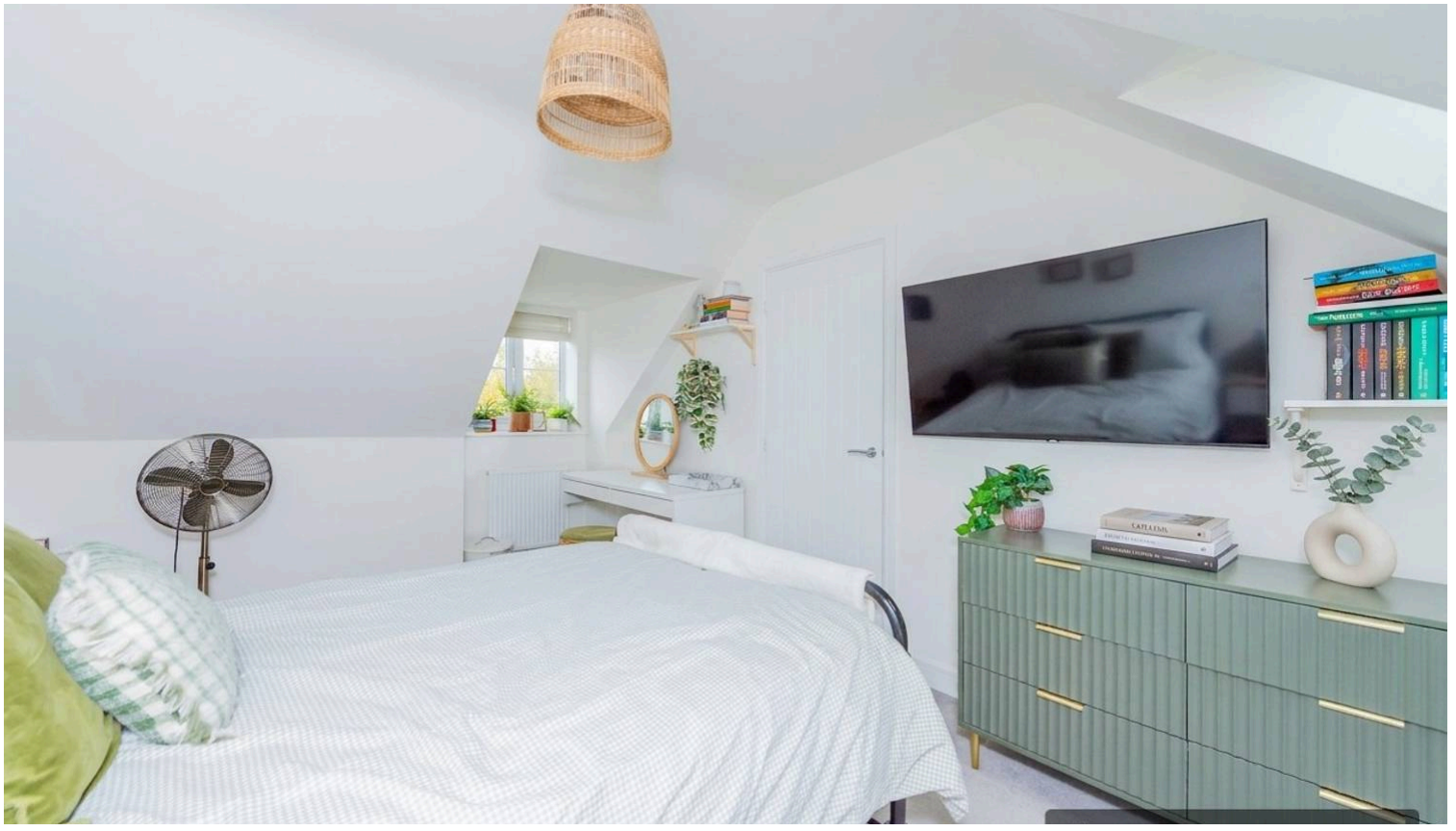
Lounge/Diner 16' 8" x 7' 11" (5.09m x 2.42m)

Kitchen 8' 4" x 5' 5" (2.54m x 1.65m)

Bedroom 8' 4" x 7' 9" (2.54m x 2.35m)

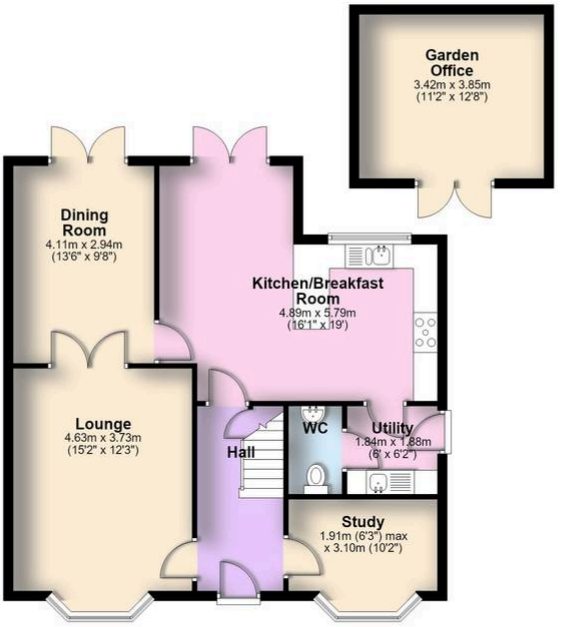
Shower Room

GARDEN OFFICE: 12' 8" x 11' 3" (3.85m x 3.42m)



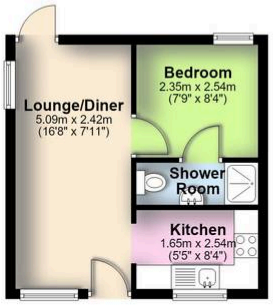
Ground Floor

Approx. 86.9 sq. metres (935.0 sq. feet)



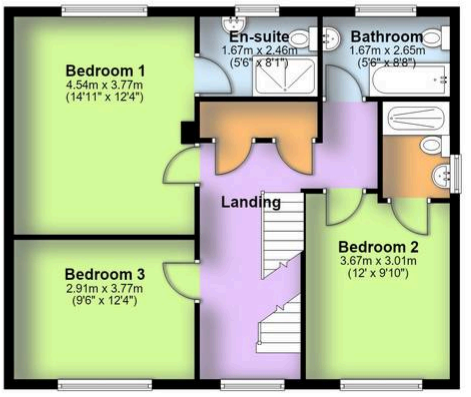
Annexe

Approx. 25.7 sq. metres (276.9 sq. feet)



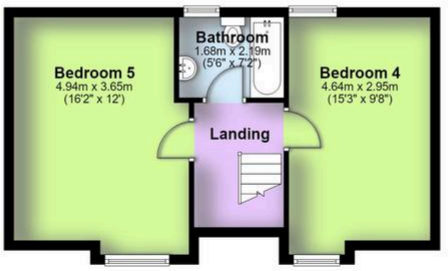
First Floor

Approx. 68.5 sq. metres (737.2 sq. feet)



Second Floor

Approx. 40.5 sq. metres (435.8 sq. feet)



Total area: approx. 221.6 sq. metres (2385.0 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.



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