Michael ANTHONY

Wigginton Bottom, Wigginton

Offers in Excess of £675,000 Freehold



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Offers in Excess of £675,000

Believed to originally date back to the 17th century this beautifully maintained three bedroom character cottage with stunning countryside views enjoys character features mixed with a modern finish and offers spacious, flexible accommodation with three reception rooms, kitchen/dining room and en-suite among further benefits including a generous rear garden backing onto fields.

Property Description

ENTRANCE
Door to:

ENTRANCE HALL
Two double glazed windows to side aspect. Radiator, doors to WC and study, storage cupboard with plumbing for washing machine, opening to family room, wooden flooring.

CLOAKROOM
Double glazed frosted window to front aspect. Low level WC, wash hand basin, radiator.

LOUNGE
Double glazed window to front aspect. Radiator, feature fireplace.

FAMILY ROOM
Stairs rising to first floor, radiator, double doors to kitchen/dining room, under stairs storage cupboard, door to lounge, airing cupboard housing water cylinder.

STUDY
Double glazed windows to side and rear aspects. Radiator, storage cupboard housing wall-mounted boiler.

KITCHEN/DINING ROOM
Double glazed bi-folding doors to rear, skylight. Fitted with a range of wall-mounted and floor standing units with work surface over, double bowl stainless steel sink unit with mixer tap, two built-in ovens and gas hob with extractor fan over, integrated dishwasher, space for American style fridge freezer, under floor heating.

LANDING
Radiator, storage cupboard.

BEDROOM ONE
Double glazed window to front aspect. Radiator, built-in wardrobes.

BEDROOM TWO
Double glazed window to rear aspect. Built-in wardrobe, door to en-suite, radiator.

EN-SUITE
Double glazed window to rear aspect. Panelled bath with shower over, low level WC, wash hand basin, radiator.

BEDROOM THREE
Double glazed window to rear aspect, double glazed Velux window to front. Built-in wardrobe, radiator.

BATHROOM
Double glazed window to front aspect, double glazed Velux window to rear. Walk-in shower cubicle, low level WC, wash hand basin, radiator.

OUTSIDE

REAR GARDEN
A beautifully landscaped garden split into patio, lawn and decked areas enjoying views over fields beyond. Flower and shrub beds. Large timber shed.



Ground Floor First Floor

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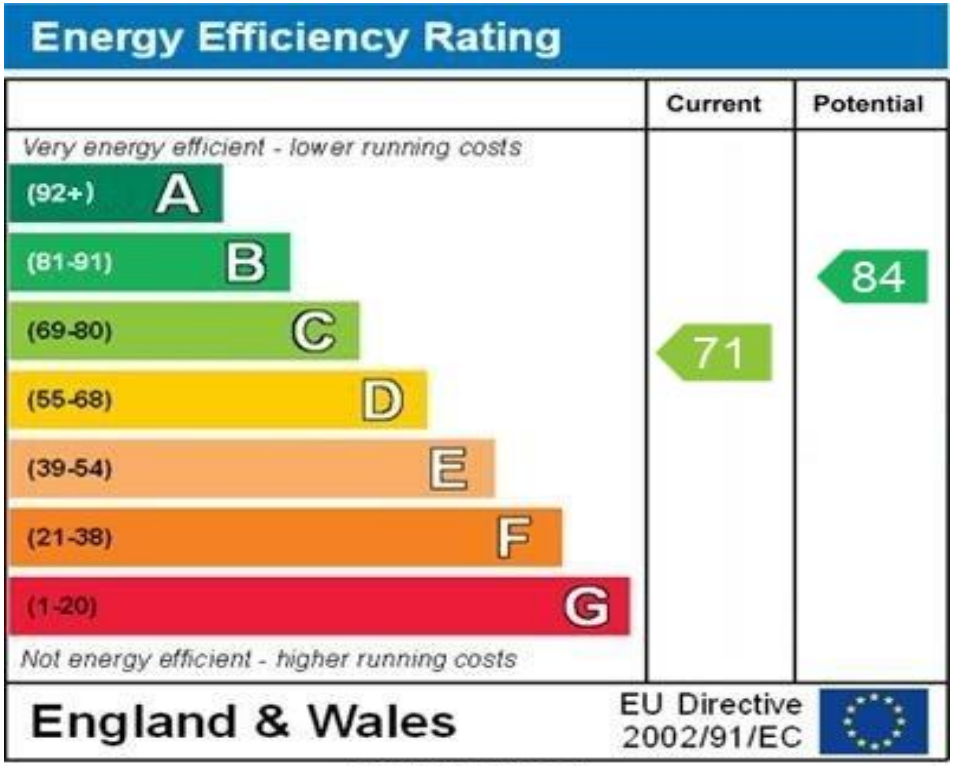
Approximate Total Area
1380 sq ft / 128.2 sq m

This plan is for layout guidance only.
Not drawn to scale unless stated.
Windows and door openings are approximate.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1238403)



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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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