



RESIDENCE

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Viewing by appointment with Residence Hamilton

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4 Bedrooms | 3 Public Rooms | 2 Bathrooms

"Kintillo" is an immediately impressive and substantial traditional four-bedroom semi-detached villa, occupying a prominent position within a highly sought-after area and conveniently located for excellent local amenities and highly regarded schooling.

Beautifully presented and in walk-in condition, this successfully extended and attractive family home has been thoughtfully modernised and upgraded whilst retaining much of the character and charm associated with a property of this period. Significant improvements include a new roof and refurbishment of the sandstone exterior.

The spacious and versatile accommodation is formed over two levels and comprises an entrance vestibule leading into the reception hallway and an impressive bay-windowed formal lounge. Also on the ground floor is the generous principal bedroom.

At the heart of the home is a stylish and generously proportioned open-plan fitted kitchen/dining area with useful utility cupboard. This leads to a separate formal dining room/sitting room with access to the side, and in turn to a bright family room with French doors opening onto the rear gardens. A contemporary fitted bathroom completes the ground floor.

A split staircase leads to the upper landing where there are three further bedrooms and a modern shower room.

Features include gas central heating, double glazing, modern sanitary ware and quality finishes throughout.

Externally, there is a substantial monobloc driveway providing excellent off-street parking, with gates to the side. The private and enclosed rear gardens have been attractively landscaped for both entertaining and ease of maintenance, incorporating decked and patio areas together with artificial grass.

A superb family home offering an excellent combination of traditional character, contemporary living and highly flexible accommodation within a particularly desirable location.

The area has a wide choice of sports facilities including golf, tennis, bowling, swimming and country parks.



1657.64 sq ft | EER = D



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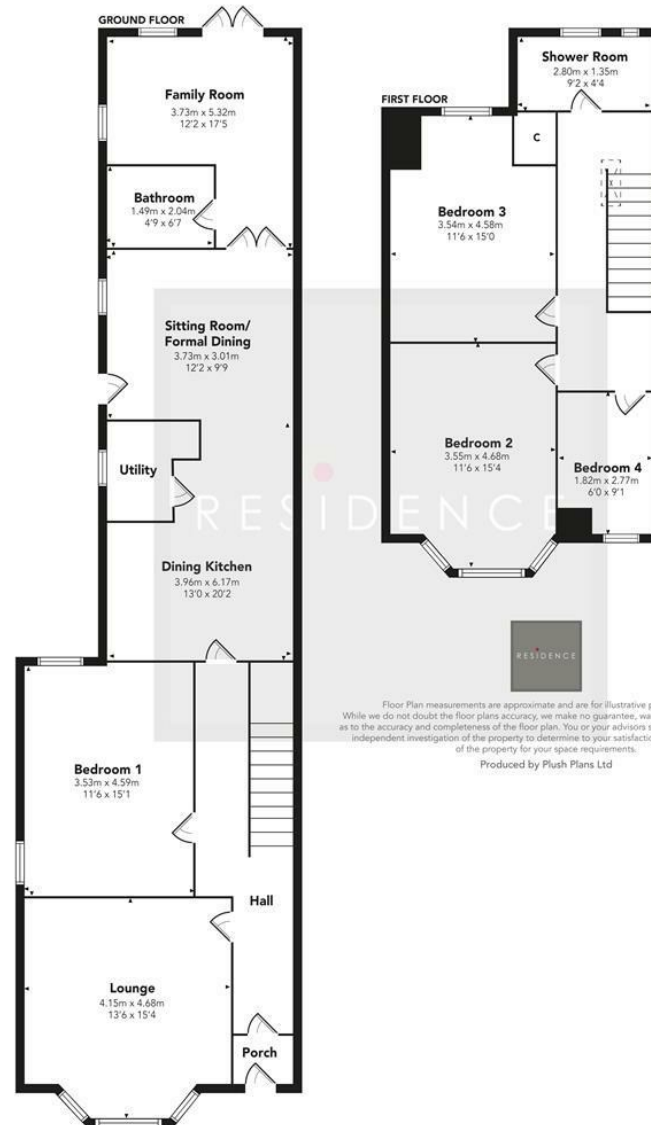




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We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.