



## 27 Mount Pleasant Road

Scholar Green, ST7 3LG



### Offers in excess of £270,000

Carters are excited to welcome to the market this beautifully presented elevated semi-detached family home, offering a delightful blend of modern living with picturesque surroundings, and nestled in the charming village of Mount pleasant Scholar Green.

On entering the property you are welcomed in to the entrance hall with stairs to the first floor. The property features a welcoming living room that boasts a cosy log burner, perfect for those chilly evenings to sit and relax whilst taking in the lovely countryside views. The heart of the home is undoubtedly the modern fitted kitchen/diner, which seamlessly opens into a spacious family room, creating an ideal space for cooking meals or entertaining guests. The property comprises three well-proportioned bedrooms, providing ample space for a growing family, alongside a family bathroom and a convenient ground floor W/C.

Externally, the home benefits from off-road parking for two vehicles, ensuring ease of access. The front garden is thoughtfully designed with steps leading up to a charming sitting area, while the rear garden is tiered, featuring a lovely lawned area and a summerhouse, perfect for relaxation or hobbies.

One of the standout features of this property is the stunning far-reaching views of the surrounding countryside, offering a serene backdrop to everyday life. This semi-detached home is not just a place to live, but a sanctuary that combines comfort, style, and the beauty of nature. It is an ideal choice for families seeking a peaceful yet vibrant community in which to thrive.

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## Entrance Hall

Composite double glazed entrance door to the front elevation. Stairs to the first floor. Slate Tiled flooring.

## W/C

UPVC double glazed window to the side elevation. Low level W/C. Wall mounted wash hand basin. Partially tiled walls. Radiator. Slate tiled flooring.

## Lounge

13'6 x 13'4 (4.11m x 4.06m)  
UPVC double glazed window to the front elevation with stunning far reaching views.  
Featured cast iron British made Hunter Hawk4 multi fuel burner with a slate hearth and solid oak mantle. Radiator. Internal solid oak door. Two built in storage cupboards and solid oak shelving. Engineered oak flooring.

## Kitchen/Diner

16'7 x 8'4 (5.05m x 2.54m)  
A selection of modern fitted wall, drawer and base units. Work surfaces incorporating inset a one and a half bowl sink, single drainer and mixer tap. Freestanding Belling Range master oven. Integrated fridge/freezer and dish washer. Plinth heater. Breakfast bar. Slate tiled flooring.

## Family Room

14'0 x 7'4 (4.27m x 2.24m)  
Two UPVC double glazed windows to the rear elevation. UPVC double glazed french patio doors to the side elevation. Three velux windows. Two radiators. Slate tiled flooring.

## First Floor Landing

UPVC double glazed window to the side elevation. Loft access which is fully boarded, a loft ladder and lighting. Storage cupboard.

## Bedroom One

9'9 x 9'0 (2.97m x 2.74m)  
UPVC double glazed window to the front elevation. Fitted wardrobes with a vanity dresser with storage above. Radiator.

## Bedroom Two

12'3 x 8'1 (3.73m x 2.46m)  
UPVC double glazed window to the rear elevation. Radiator.

## Bedroom Three

8'6 x 8'4 (2.59m x 2.54m)  
UPVC double glazed window to the rear elevation. Radiator.

## Bathroom

UPVC double glazed window to the front elevation. Modern fitted suite comprising of a panelled bath with a shower above. Pedestal wash hand basin. Recessed W/C. Recessed ceiling down lighters. Tiled walls. Chrome heated ladder towel rail. Tiled flooring.

## Exterior

The front of the property is tired and landscaped with a block paved driveway providing off road parking, a lawned garden area and a slate gravel patio area with stunning far reaching views. The rear is east facing and enclosed with steps up to a composite clad and Indian stone seating area, a lawned garden and summer house. There is also an outside tap and power sockets.

## Summer House

UPVC double glazed french patio doors to the front elevation. UPVC double glazed entrance door to the front elevation. Radiator. Power. Wifi. Storage/Office area. Industrial felt roof.

## Additional Information

Freehold. Council Tax Band B.

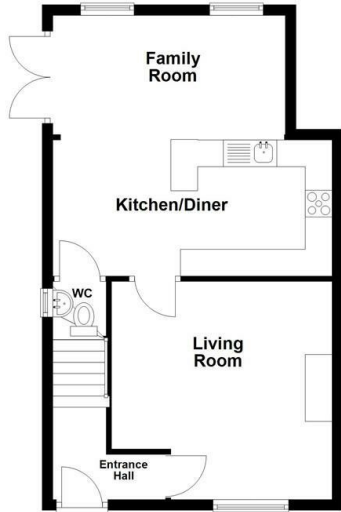
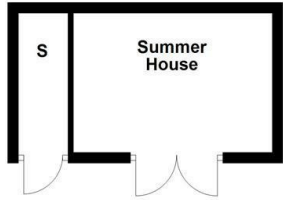
PROPERTY SIZE: APPROX: 871 square feet / 81 square metres.

## Disclaimer

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Tel: 01782 470391

Ground Floor



First Floor



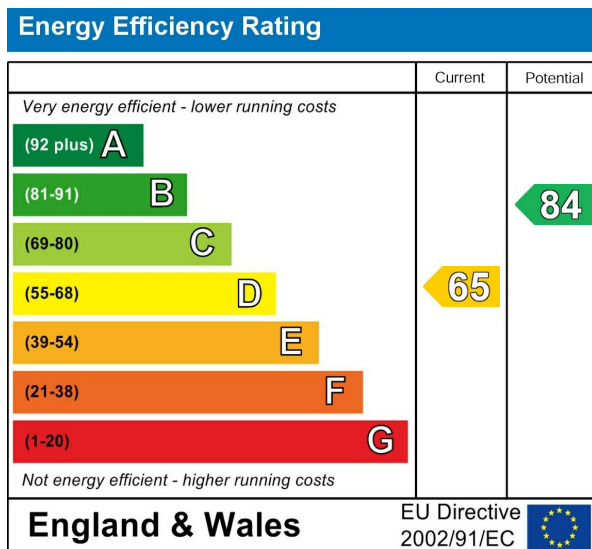
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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