



Albion House The Green, Waddingham

£485,000 Freehold

DETACHED PERIOD FAMILY HOME • BEAUTIFULLY UPDATED & LARGELY EXTENDED TO REAR • OPEN VILLAGE GREEN VIEWS • 4 DOUBLE BEDROOMS • 2 RECEPTION ROOMS • STUNNING OPEN PLAN KITCHEN DINER • UTILITY & GROUND FLOOR SHOWER ROOM • MASTER EN-SUITE & MAIN FAMILY BATHROOM • GENEROUS MATURE PLOT WITH RANGE OF USEFUL OUTBUILDINGS • LARGE DRIVEWAY & DETACHED DOUBLE GARAGE • EPC Rating: B. Council Tax I

Albion House is a beautifully updated, extended 4-bed period home in Waddingham with village green views, landscaped gardens, double garage, workshop, and modern features.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- DETACHED PERIOD FAMILY HOME
- BEAUTIFULLY UPDATED & LARGELY EXTENDED TO REAR
- OPEN VILLAGE GREEN VIEWS
- 4 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- STUNNING OPEN PLAN KITCHEN DINER
- UTILITY & GROUND FLOOR SHOWER ROOM
- MASTER EN-SUITE & MAIN FAMILY BATHROOM
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Central Entrance Hallway

Includes a front uPVC double glazed entrance door with frosted glazing, a traditional single flight staircase leads to the first floor accommodation with adjoining oak grab rail and attractive oak door allows access off to;

Front Sitting Room

13' 0" x 12' 10" (3.96m x 3.90m)

With a front uPVC double glazed beam to the ceiling, a feature open recess fireplace with tiled hearth and matching backing with an oak beam and multi burning fire stove, spacious under the stairs storage cupboard and an oak internal door allows access off to;

Utility

6' 11" x 8' 4" (2.12m x 2.55m)

With a bank of fitted storage cupboards with shaker style front doors with rounded brushed aluminium style pull handles, attractive oak style laminate flooring, laminate working top with a shaker style low level unit, space and plumbing for an automatic washing machine and oak internal doors allowing access to;

Shower Room

7' 7" x 6' 11" (2.30m x 2.10m)

Enjoying a dual aspect with rear and side uPVC double glazed windows with frosted glazing providing a three piece suite comprising a low flush WC, a walk-in shower cubicle with overhead chrome mains shower.





Spacious Open Plan Rear Living Kitchen Diner

21' 2" x 13' 1" (6.45m x 4.00m)

Includes a multi aspect with front, side and rear uPVC double glazed windows, bi-folding rear doors allowing access to the garden, modern inset ceiling spotlights, beams to the ceiling, continuation of laminate flooring and TV input. The kitchen includes two twin Velux skylights, an extensive range of stylish shaker style units with dust blue fronts with brushed aluminium style pull handles and laminate wood working top surfaces incorporating a one and a half ceramic sink bowl unit with drainer to the side and block mixer tap, a range of integral appliances including a wine fridge, plumbing for a dishwasher, space for a Stoves Richmond Range Master cooker with a 7 ring gas hob and overhead machine canopied extractor fan with down lighting, space for a tall Range Master style fridge freezer, wall mounted Baxi gas combi boiler, plinth heater, a spacious recessed breakfast bar area with matching working top, continuation of laminate flooring and an oak glazed door allows access to;

Main Lounge

20' 6" x 12' 10" (6.26m x 3.90m)

With a dual aspect including side double glazed twin French doors allowing access to the side garden and a front uPVC double glazed window, ceiling spotlights, TV input, two double wall lights and an inset feature fireplace with feature log fireplace with oak beam.





First Floor Landing

Includes loft access and oak internal doors allowing access off to;

Master Bedroom 1

13' 1" x 13' 1" (4.00m x 4.00m)

With a front uPVC double glazed window, wall to ceiling coving and an oak door allowing access to;

En-Suite Shower Room

8' 9" x 6' 11" (2.66m x 2.10m)

With a rear uPVC double glazed window with frosted glazing providing a three piece suite comprising a double walk-in shower cubicle with overhead chrome mains shower with mermaid boarding splash back and extractor fan, an oval wash hand basin with adjoining low flush WC with storage units beneath and a laminate working top with ceramic tiled splash backs, a wall mounted chrome towel heater, cushioned flooring and ceiling spotlights.

Front Double Bedroom 2

13' 1" x 13' 1" (4.00m x 4.00m)

With a front uPVC double glazed window.

Rear Bedroom 3

13' 1" x 10' 9" (4.00m x 3.27m)

With a rear uPVC double glazed.

Rear Bedroom 4

9' 6" x 10' 6" (2.90m x 3.21m)

With a rear uPVC double glazed window.





Main Family Bathroom

12' 6" x 6' 11" (3.80m x 2.10m)

With a side uPVC double glazed window with frosted glazing providing a four piece suite comprising a low flush WC, oval wash hand basin with storage units beneath with a laminate working top with ceramic tiled splash backs and a corner walk-in shower cubicle with overhead chrome mains shower and mermaid boarding splash back and curved glazed sliding door with extractor fan and panelled bath with ceramic tiled splash back, cushioned flooring, a wall mounted chrome towel heater and inset ceiling spotlights.

Grounds

The property is positioned on a generous mature plot with beautiful landscaped surrounding gardens which provides shaped lawns with fully stocked planted borders with a variety of mature trees and a raised water feature and a range of delightful seating areas including a flagged patio area. To the side of the property provides an extensive gravelled driveway with five bar driveway entrance gate allowing secure parking for ample vehicles and allows access to a detached garage and a substantial workshop.

Double Garage

23' 0" x 21' 1" (7.00m x 6.43m)

With an automatic front door, side uPVC double glazed door and window, full power and lighting and has external power point.

Workshop

24' 3" x 14' 5" (7.40m x 4.40m)





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Has a front uPVC double glazed window, rear double glazed twin doors, a working top surface with full power, low level oak units and high level glazed oak units and a Belfast sink unit with a WC.

Outbuilding

Has full power and lighting and plumbing for a low flush WC.











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