

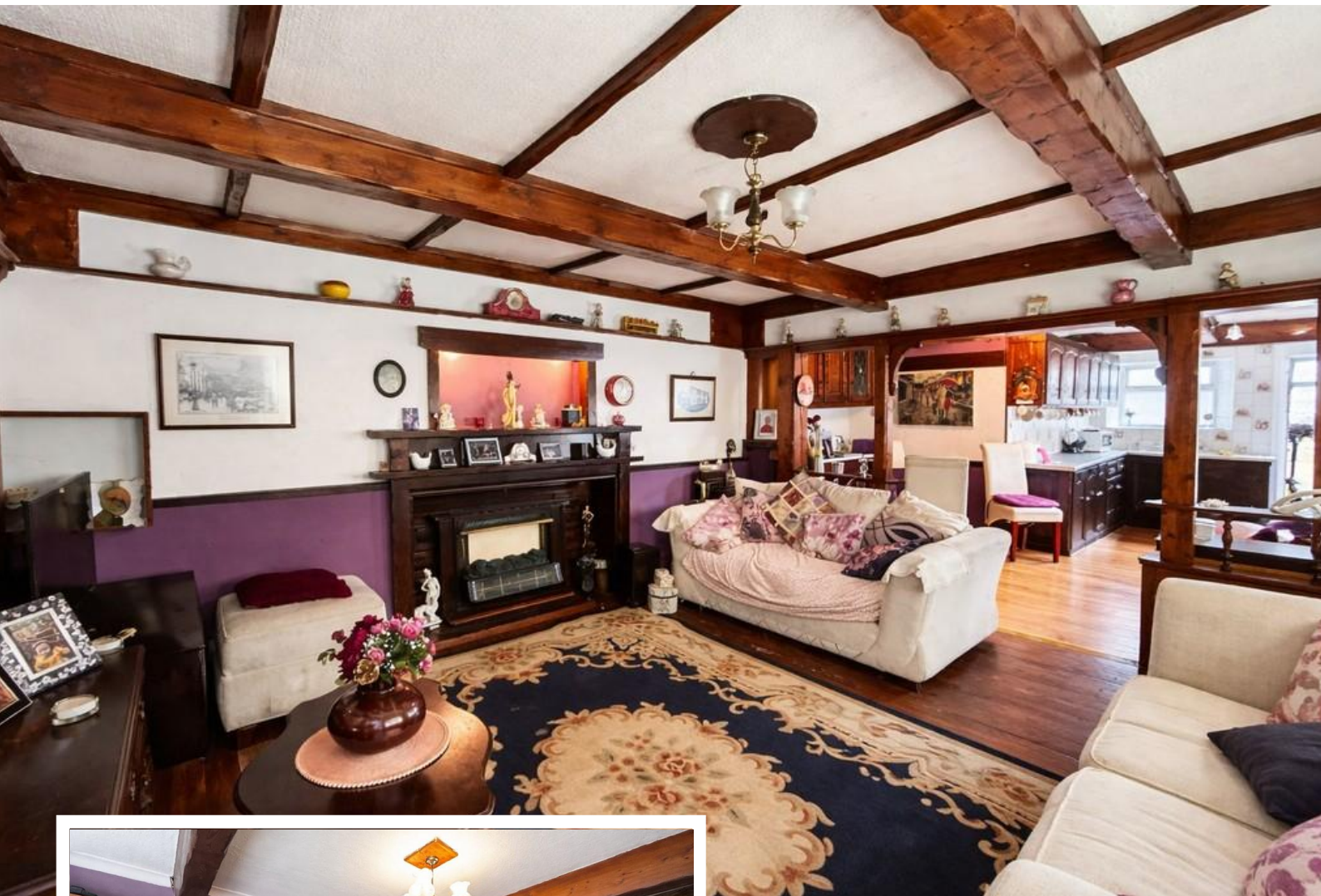


**202-204 Hill Top Road**

- THREE BEDROOM COTTAGE
- STUNNING COUNTRYSIDE VIEWS
- MODERNISATION REQUIRED
- SEMI-RURAL LOCATION

**Offers In Region Of £190,000**  
EPC Rating '58'





## Property Description

### DESCRIPTION

Situated in a sought-after position on the ever-popular Hill Top Road in Thornton, this characterful three-bedroom property offers an exciting opportunity for buyers looking to create a truly special home.

Boasting a wealth of charm and enjoying pleasant rural views, the property does require updating and modernisation, but presents excellent scope to add value and personalise throughout.

The accommodation briefly comprises a welcoming hallway, a spacious lounge, and a dining kitchen ideal for family living. To the first floor are three well-proportioned bedrooms and a family bathroom. A standout feature is the roof terrace, accessed from the landing, providing a unique outdoor space with elevated views.

Externally, the property further benefits from a rear garden and a useful car port with secure gates, offering both convenience and privacy.



A generously sized home in a desirable location, this is a fantastic opportunity not to be missed.

#### KITCHEN

18' 7" x 22' 3" (5.66m x 0m) A charming and well-proportioned dining kitchen, partially open to the lounge, creating a sociable and versatile living space ideal for modern family life. The kitchen is fitted with a range of base and wall units, complemented by laminated work surfaces and tiled splashbacks.

There is ample space for a dining table and chairs, while practical features include a gas cooker point, plumbing for a washing machine, and a sink with drainer and mixer tap. Characterful exposed beams and woodwork add warmth and charm, enhancing the property's appeal.

Natural light is provided by windows to the front and side elevations, along with a convenient side entrance door. Finished with laminate flooring and a central heating radiator, this is a functional yet inviting space.

#### LIVING ROOM

14' 4" x 13' 4" (4.37m x 4.06m) A charming and characterful reception room featuring exposed beams and a focal point fireplace with electric fire. A window to the front elevation provides natural light, while the stripped wood flooring enhances the room's warmth and appeal. Finished with a central heating radiator, this is a cosy and inviting space.



#### MASTER BEDROOM

13' 0" x 8' 1" (3.96m x 2.46m) A bright and well-proportioned bedroom featuring dual-aspect windows that allows for plenty of natural light throughout the day. The room offers a calm and cosy feel, complemented by fitted storage and space for additional furnishings.

The layout comfortably accommodates a double bed, with room for bedside furniture, making it a practical and versatile space. Neutral flooring and soft tones enhance the sense of light and space, while the outlook provides a pleasant, airy aspect.

Ideal as a principal bedroom, with scope for modernisation to suit individual tastes.



#### BEDROOM 2

7' 1" x 11' 1" (2.16m x 3.38m) A comfortable and well-presented second bedroom, offering a bright and welcoming space with natural light from the front-facing window. The room features fitted wardrobes providing useful storage, along with additional space for freestanding furniture.





#### BATHROOM

6' 1" x 7' 1" (1.85m x 2.16m) A stylish and modern shower room fitted with a low flush WC, a contemporary wash basin with mixer tap and useful storage below, and a walk-in shower area with rainfall shower. A window to the side elevation provides natural light, complemented by a central heating radiator for added comfort.

#### BEDROOM 3

10' 1" x 7' 1" (3.07m x 2.16m) A bright third bedroom, ideal as a single room, home office or nursery. The space benefits from a window allowing in natural light, creating a pleasant and airy feel. Currently arranged with a single bed and additional furniture the room offers practical accommodation with scope to reconfigure to suit individual needs. A versatile space, well-suited for modern living or flexible working arrangements.



#### EXTERIOR

Externally, the property features a charming stone-built frontage with a cottage-style appearance, set within an established residential setting. To the rear, there is an enclosed courtyard garden providing a private outdoor space, ideal for seating and low-maintenance enjoyment, along with access to useful outbuildings offering additional storage potential. The property also benefits from elevated views to the rear, extending across open countryside and creating an attractive and airy outlook. A carport provides covered parking, adding further practicality.



#### DISCLAIMER

Please note that some images have been digitally enhanced for marketing purposes. Personal items, furniture, and general clutter may have been removed to present the property more clearly. These alterations are for illustrative purposes only.



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Score	Energy rating	Current	Potential
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69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		