





Property Description

This beautifully renovated home has been thoughtfully updated throughout by the current owners, successfully blending period character with modern living. The accommodation includes a welcoming entrance hall with original tiled flooring, a bright bay-fronted lounge with feature fireplace, and an impressive open-plan kitchen/dining room, redesigned to create a sociable and practical space with direct access to the rear garden.

Upstairs, there are two generous double bedrooms, both retaining attractive original fireplaces, alongside a stylish modern bathroom complete with separate shower and bath. Outside, the property enjoys a fully enclosed rear garden, predominantly laid to lawn with a patio seating area, flower beds, useful storage shed, and rear access. A practical utility room with WC further enhances the property's appeal.

Entrance

Steps lead up to the front door, with an attractive low-maintenance pebbled frontage beneath the lounge bay window, creating a welcoming first impression.

Entrance Hall

Entered via a front door, the inviting entrance hall features beautiful original tiled flooring, stairs rising to the first floor, and a useful understairs storage cupboard, providing practical space for everyday essentials.

Lounge

A charming and well-presented reception room featuring a double glazed bay window to the front aspect, allowing plenty of natural light to flood the space. A gas feature fireplace provides an attractive focal point, complemented by a radiator.

Kitchen / Dining Room

Beautifully renovated and thoughtfully redesigned by the current owners, this impressive open-plan kitchen/dining space forms the heart of the home. The kitchen is fitted with a range of low-level and wall-mounted units with wood-effect worktops over, a butler sink positioned beneath a window overlooking the garden, and attractive tiled flooring with part-tiled walls. There is space for a gas cooker and fridge freezer, while a charming fireplace alcove adds character. The dining area comfortably accommodates a family dining table and benefits from two double glazed windows and a door providing direct access to the rear garden. The room is complemented by a radiator.

Utility Room / WC

Conveniently located adjacent to and attached to the property, this versatile outbuilding is currently utilised as a utility room and benefits from space and plumbing for a washing machine and tumble dryer, worktops with inset sink, the Viessmann boiler, power and lighting. A useful WC adds further practicality.

Landing

Providing access to all first-floor accommodation and benefiting from loft access. The loft is partially boarded and fitted with lighting, offering additional storage potential.

Bedroom One

A generous principal bedroom enjoying two double glazed windows to the front aspect, allowing for an abundance of natural light. This attractive room retains character with an original feature fireplace and benefits from a built-in wardrobe and two radiators.

Bedroom Two

A good-sized double bedroom with a double glazed window overlooking the rear garden. A feature fireplace adds charm and character, while a radiator provides comfort.

Bathroom

A stylish and modern bathroom suite comprising a panelled bath with mixer taps, separate shower cubicle, WC, and vanity wash hand basin with storage beneath. Finished with tiled flooring, part-tiled walls, and a double glazed window to the rear aspect.

Outside

Rear Garden

The enclosed rear garden is predominantly laid to lawn and offers a pleasant patio seating area ideal for outdoor dining and entertaining. Well-stocked flower beds add colour and interest, while a garden shed provides useful storage. The garden is enclosed by fencing and benefits from a rear access gate leading to a shared side passage.

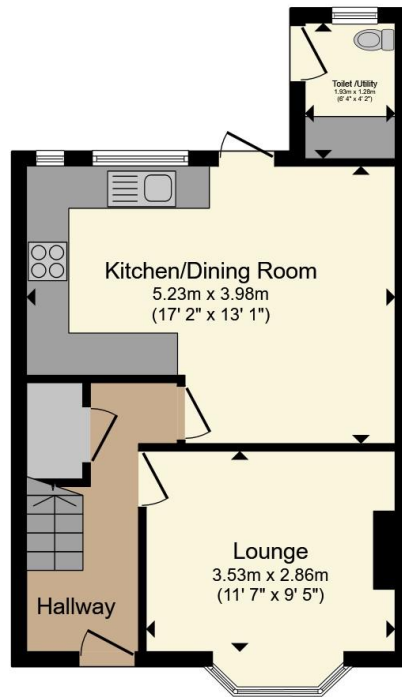
Agents Notes

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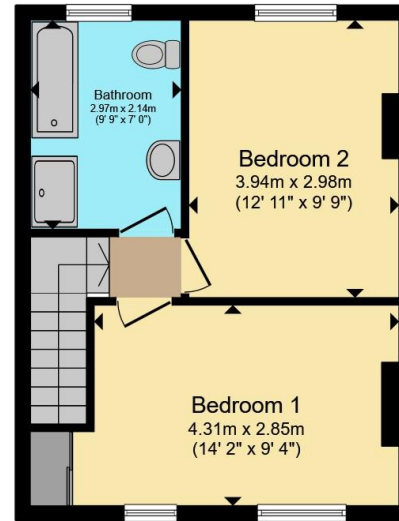








Ground Floor



First Floor

Total floor area 75.4 m² (811 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Band: B

Tenure: Freehold

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