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Offers in the Region of **£500,000**



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Bedrooms: 3

Bathrooms: 2

Receptions: 4

Discover this exceptional extended three-bedroom semi-detached home, occupying a generous plot with stunning rural views and offering a dynamic blend of spacious accommodation and a highly sought-after location. Thoughtfully modernised while retaining its pre-war character, this property presents four versatile reception rooms, a large kitchen diner, and ample outdoor space, perfect for contemporary family living.

From the gravelled driveway, a garden path leads to the welcoming **Entrance Hall** (1.56m x 3.61m), featuring engineered wood flooring and a radiator. A convenient **Guest Cloakroom**, complete with a low-level WC and engineered wood flooring, is also on this level. The inviting **Dining Room** (2.83m x 3.32m) boasts wooden flooring, an 'L' shaped bench, and a radiator, creating an ideal space for family meals. Adjacent is the versatile **Playroom** (3.06m x 2.91m), with side aspect windows and fitted carpet, and stairs leading to the first floor.

The impressive **Sitting Room** (3.66m x 5.19m) offers a bright and airy atmosphere with front and side aspect patio doors and windows, a fitted ceiling window, radiator, and fitted carpet. Two steps lead up to the cosy **Snug/Office** (5.82m x 2.47m), featuring side aspect windows, wooden flooring, a log burner, and a radiator – perfect for relaxation or working from home.

The heart of the home is the expansive **Kitchen/Breakfast Room** (6.32m x 4.2m), a delightful space with front and side aspect doors and windows, a sink with extensive worktops, integral oven, dishwasher, two larder pull-out cupboards, a log burner, space for a fridge freezer, and engineered wood flooring. A practical **Utility Room** (2.15m x 1.58m) provides a fitted Belfast sink, radiator, and plumbing for a washing machine and dryer.

Ascending the fitted carpeted **Stairs and Landing**, you'll find a loft hatch and a sliding door to the airing cupboard. The tranquil **Primary Bedroom** (4.16m x 3.38m) benefits from rear aspect windows offering picturesque views over surrounding fields, an additional ceiling window, built-in cupboards, and a radiator. This room also features a private **En Suite** with a low-level WC, shower, extractor fan, tiled floor, hand wash basin, and a heated towel rail. **Bedroom 2** (2.41m x 2.83m) includes side aspect windows, fitted carpet, a radiator, and a fantastic split-level dressing/playroom area (2.807m x 2.172m). **Bedroom 3** (3.91m x 2.45m) also has side aspect windows, a fitted window seat, and a raised bed. These bedrooms share a spacious and well-appointed **Family Bathroom** (2.71m x 3.23m), featuring side aspect windows, a built-in cupboard, a low-level WC, hand wash basin, heated towel rail, underfloor heating, a large shower cubicle, and a bath.





Externally, the large **Garden** truly envelopes the property on three sides, extending to approximately 1/4 acre. It features several distinct sections, including a generous slabbed patio and garden paths, a log store, oil tank, pergola, greenhouse, a children's play area, and a quaint forest garden with a hen shed. A gravelled driveway provides ample off-street parking and leads to the **Large Single Garage**, which benefits from an electric door, power, and lighting.

Additionally, there is a versatile **Outbuilding** (4.66m x 3.74m) clad in the same colour scheme as the main house, comprising two rooms (4.668m x 3.743m and 3.416m x 3.743m) with an en-suite, engineered wood flooring, power, and heating, each with UPVC patio doors.

This home offers a unique opportunity to acquire a beautifully extended property with extensive gardens and stunning rural views. We encourage a viewing to fully appreciate the versatile accommodation and enviable lifestyle on offer.

- Rural location and views
- Extended three-bedroom semi-detached
- Large garden
- Garage and driveway parking
- Family bathroom and ensuite to the primary bedroom
- Large kitchen Diner
- Dining room
- Lounge and Snug/Office



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