CARTERS
ESTATE AGENTS

116 Ian Road

Newchapel, ST7 4PW

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Offers over £200,000

Carters are delighted to present this beautifully extended semi-detached home, situated in a highly sought-after location and occupying an exceptional rear garden plot that must be viewed to be fully appreciated. This attractive family home is ready for its next owners to move straight in and enjoy.

This impressive property has been thoughtfully modernised and recently updated by the current owners, creating a stylish and contemporary interior throughout. Notable improvements include soundproofed walls for enhanced privacy and comfort, together with a newly fitted kitchen and shower room finished to an excellent standard.

The accommodation begins with a welcoming entrance hallway, leading into a spacious open-plan lounge/dining room featuring underfloor heating and a bespoke media wall with an inset electric fireplace, creating a warm and elegant living space.

To the rear of the property is a generously proportioned breakfast kitchen, fitted with bespoke cabinetry and complemented by a Rangemaster cooker (available by separate negotiation). Recently updated by the current owners, the kitchen offers a modern and practical layout, ideal for both everyday family life and entertaining.

The first floor offers three well-proportioned bedrooms and a contemporary shower room, recently refitted with stylish matte black fixtures and fittings to create a sleek, modern finish.

Externally, the property benefits from a concrete-imprinted driveway providing off-road parking for up to three vehicles. Secure gated side access leads to the rear garden.

The impressive rear garden is undoubtedly a standout feature of the home. Occupying a substantial plot, it is predominantly laid to lawn and enjoys a high degree of privacy, enhanced by a mature backdrop of trees and shrubs. Ideal for families, keen gardeners, or those who enjoy outdoor entertaining.

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Entrance Hallway

Composite double glazed entrance door to the front elevation.
Radiator. Stairs to the first floor.

Living Room

13'6" x 10' (4.11m x 3.05m)
UPVC double glazed window to the front elevation.
Recessed ceiling down lighters. Media wall having an inset electric fire. Radiator. LVT flooring with electric under floor heating.

Dining Room

8'2" x 14'8" (2.49m x 4.47m)
UPVC double glazed window to the side elevation.
Recessed ceiling down lighters. Under stairs storage cupboard. Radiator. LVT flooring with electric under floor heating.

Kitchen

9'10" x 14'9" (3.00m x 4.50m)
UPVC double glazed entrance door to the side elevation. UPVC double glazed windows to the side and rear elevations.
Custom made fitted kitchen incorporating a range of wall, base and drawer units. Laminate work surfaces. Rangemaster oven available by separate negotiation. Fitted Rangemaster extractor hood. Stainless steel one and a half bowl sink with a mixer tap and a drainer. Space for a fridge freezer. Space and plumbing for a washing machine. Integrated dishwasher. Partially tiled walls. Recessed ceiling down lighters. LVT flooring with electric under floor heating.

Stairs and Landing

UPVC double glazed window to the side elevation.
Access to the loft.

Bedroom One

11'6" x 8'6" (3.51m x 2.59m)
UPVC double glazed window to the front elevation.
Radiator.

Bedroom Two

10'11" x 8'6" (3.33m x 2.59m)
UPVC double glazed window to the rear elevation.
Radiator.

Bedroom Three

6'4" x 5'11" (1.93m x 1.80m)
UPVC double glazed window to the front elevation.
Radiator.

Bathroom

UPVC double glazed window to the rear elevation.
Stunning three piece shower suite having matte black fixtures and fittings. Shower cubicle with a hand held shower attachment, vanity basin unit with storage under and a mid level w.c. Mirror with LED lighting and speakers. Tiled walls. Heated towel rail. Recessed ceiling down lighters. Extractor fan. Tiled flooring with under floor heating.

Externally

To the front of the property, a generous driveway provides off-road parking for up to three vehicles, with a secure gated side access leading to the rear garden.

The impressive rear garden is a standout feature of the home, offering a substantial plot that is predominantly laid to lawn and enjoys a high degree of privacy thanks to a mature selection of trees and shrubs along the rear boundary. Perfect for families, outdoor entertaining, or keen gardeners, this versatile space provides endless potential to enjoy and personalise. Further benefits include a timber summerhouse with power connected, an external power socket, and an outside tap, making it a practical space.

Additional Information

Freehold. Council Tax Band B.

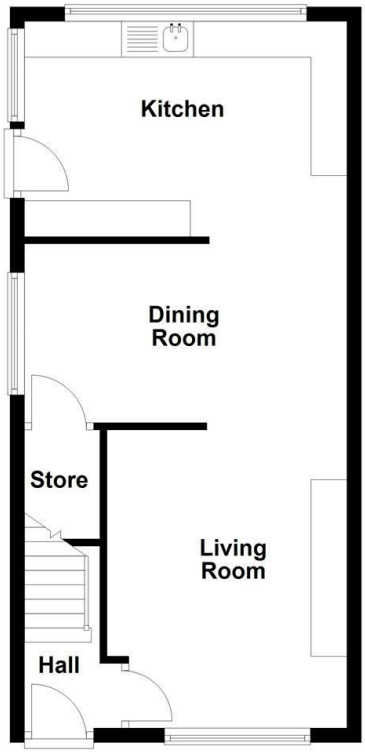
Total Floor Area: 76 Square Meters / 818 Square Foot.

Disclaimer

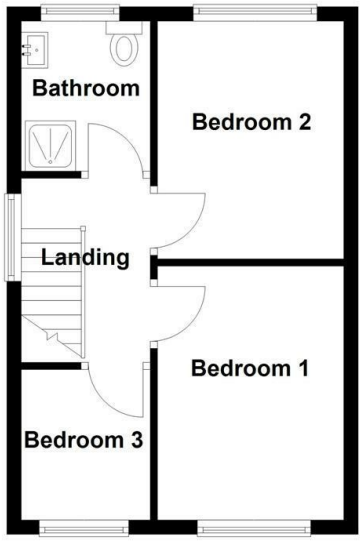
Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advise from a suitably authorised licensed conveyancer or solicitor in this respect.

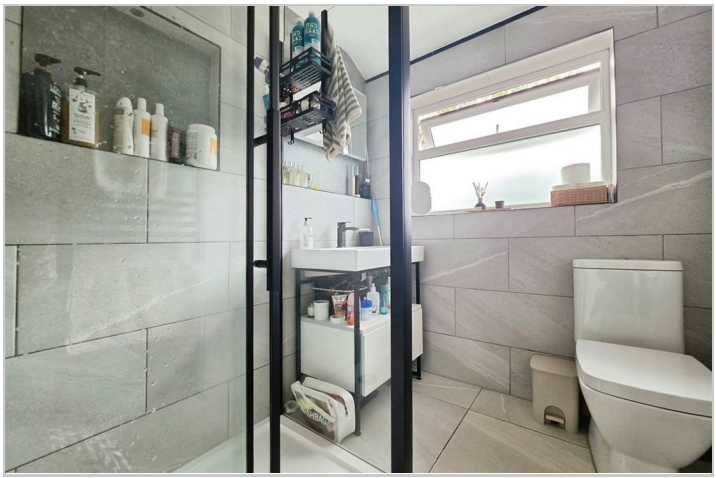
Tel: 01782 470391

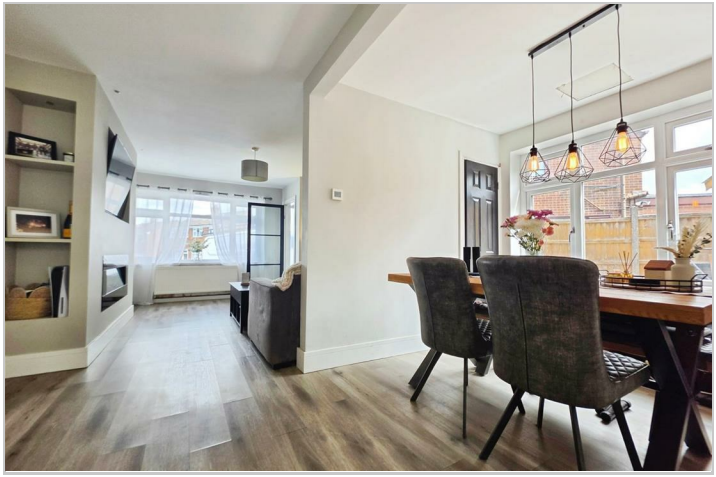
Ground Floor



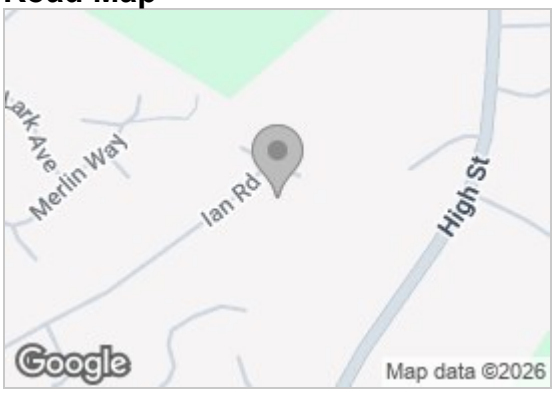
First Floor





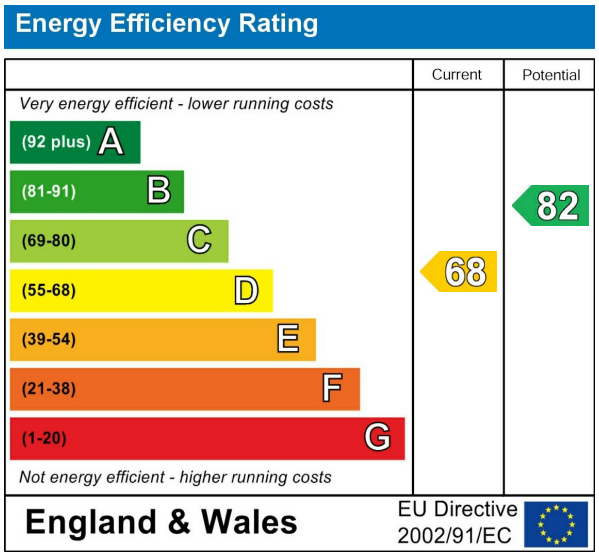


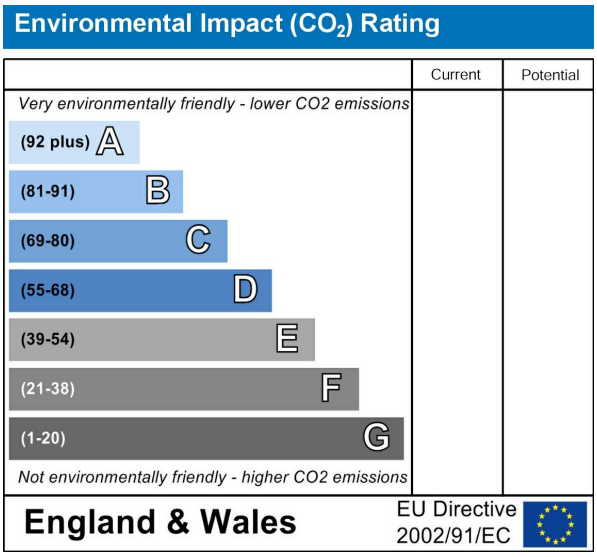
Road Map



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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