



Wyersdale House, High Street

£475,000 Freehold

A FINE EXECUTIVE DETACHED FAMILY HOME • NO UPWARD CHAIN • SPACIOUS ACCOMMODATION ARRANGED OVER 3 FLOOR APPROACHING 2200 SQ FT • 3 RECEPTION ROOMS • QUALITY FITTED KITCHEN & UTILITY ROOM • 5 DOUBLE BEDROOMS • 3 EN-SUITES & A MAIN FAMILY BATHR • GARAGE • PRIVATE ENCLOSED GARDEN • VIEWING!



Spacious 5-bed detached home on 3 floors with 3 en-suites, family bathroom, double garage, ample parking, and private garden in desirable Willingham by Stow.

Viewing highly recommended.

Council Tax band: TBD

Tenure: Freehold

Double Glazing

Full uPVC double glazed windows with the exception of the roof lights being timber framed.

Central Heating

Gas fired central heating system to radiators via a Worcester gas fired condensing boiler located in the utility.

- A FINE EXECUTIVE DETACHED FAMILY HOME
- NO UPWARD CHAIN
- SPACIOUS ACCOMMODATION ARRANGED OVER 3 FLOOR APPROACHING 2200 SQ FT
- 3 RECEPTION ROOMS
- QUALITY FITTED KITCHEN & UTILITY ROOM
- 5 DOUBLE BEDROOMS
- 3 EN-SUITES & A MAIN FAMILY BATHROOM
- SIDE DRIVEWAY & DETACHED DOUBLE GARAGE
- PRIVATE ENCLOSED GARDEN
- VIEWING IS ESSENTIAL TO FULLY APPRECIATE





Entrance Hall

7' 10" x 15' 1" (2.40m x 4.60m)

With a traditional six panelled entrance door with double glazed top light, return staircase leads to the first floor accommodation with open spell balustrading and matching twin newel posts with a useful under the stairs storage cupboard and wall to ceiling coving.

Cloakroom

4' 8" x 5' 7" (1.43m x 1.70m)

Enjoys a two piece suite comprising a low flush WC, pedestal wash hand basin with tiled splash back and tiled flooring.

Front Sitting Room

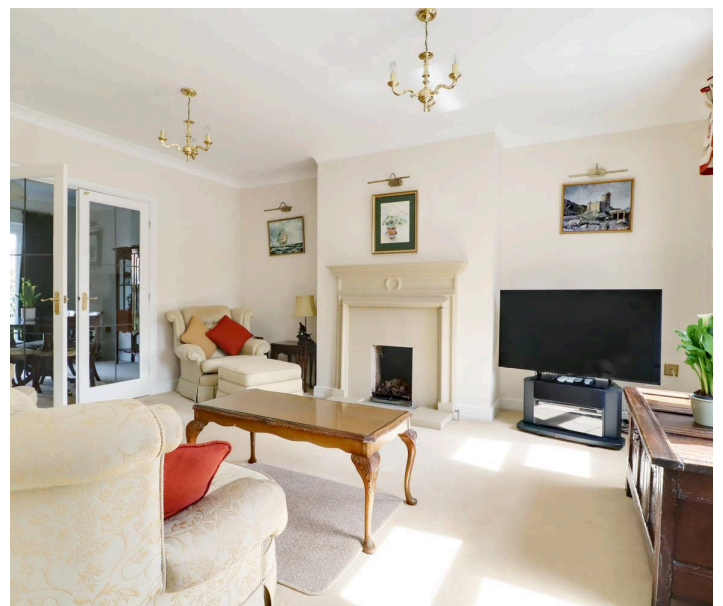
10' 11" x 9' 10" (3.32m x 3.00m)

With twin vertical sliding uPVC double glazed and leaded sash windows, wall to ceiling coving and single wall light point.

Fine Main Lounge

13' 0" x 15' 9" (3.95m x 4.80m)

With twin front vertical sliding uPVC double glazed and leaded sash windows, handsome stone fire place with central open grate, wall to ceiling coving, TV point and internal glazed French doors leads through to;





Formal Dining Room

11' 11" x 9' 10" (3.63m x 3.00m)

With rear uPVC double glazed and leaded French doors leading out to the garden, wall to ceiling coving and doors through to;

Dining Kitchen

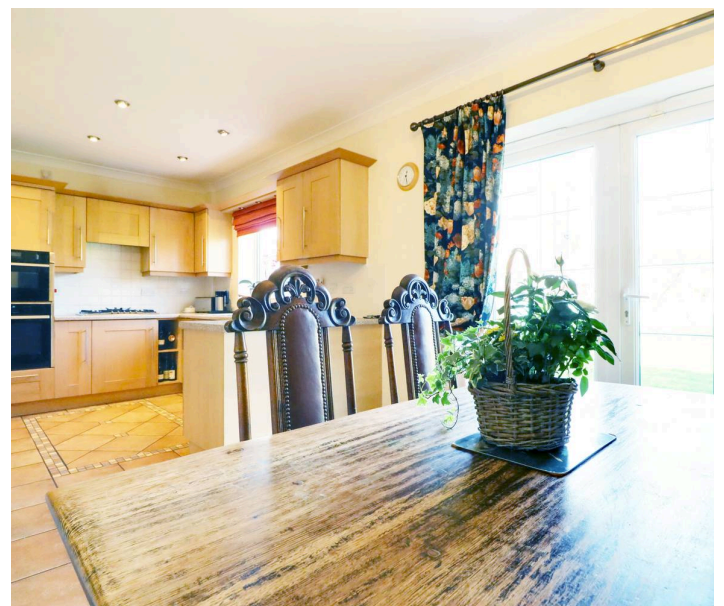
20' 3" x 10' 6" (6.18m x 3.20m)

With rear uPVC double glazed and leaded French doors leading out to the rear garden with matching rear window. The kitchen enjoys an extensive range of lime wash style oak furniture with brushed aluminium style pull handles enjoying integral appliances and having a complementary patterned worktop top with tiled splash backs that incorporates a one and a half bowl stainless steel sink unit with drainer to the side and block mixer tap, built-in five ring Neff gas hob with overhead extractor and eye level double oven, tiled flooring, wall to ceiling coving, inset ceiling spotlights, an internal door back through to the reception hallway and doors to;

Utility Room

5' 9" x 5' 6" (1.76m x 1.68m)

Side composite double glazed entrance door with patterned glazing, matching furniture to the kitchen, concealed wall mounted gas central heating boiler, patterned worktop with stainless steel sink unit with drainer to the side and block mixer tap with tiled splash backs, space and plumbing for appliances and continuation of tiled flooring from the kitchen.





First Floor Landing

7' 10" x 15' 2" (2.40m x 4.63m)

Front vertical sliding uPVC double glazed and leaded sash window, wall to ceiling coving, a return staircase leads to the second floor, built-in airing cupboard with cylinder tank, wall to ceiling coving and doors to;

Master Bedroom 1

13' 0" x 15' 9" (3.95m x 4.80m)

With twin front vertical sliding uPVC double glazed and leaded sash windows, fully fitted bank of quality fitted wardrobes with sliding fronts, two double wall lights, wall to ceiling coving and doors through to;

Inner Walkway

With fitted storage cupboards and to;

En-Suite Bathroom

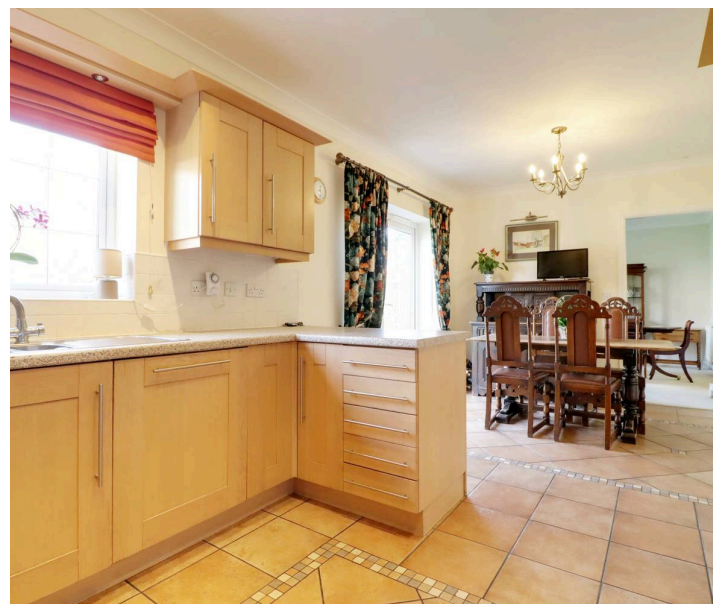
11' 10" x 5' 9" (3.60m x 1.76m)

With rear uPVC double glazed and leaded window with patterned glazing providing a 5 piece suite comprising a low flush WC, bidet, pedestal wash hand basin, panelled bath, double shower cubicle with mains shower and glazed screen, tiled flooring and majority tiling to walls.

Rear Double Bedroom 2

14' 11" x 9' 10" (4.54m x 3.00m)

With twin rear uPVC double glazed and leaded windows, wall to ceiling coving, quality cream fronted and mirrored wardrobes and doors to;





En-Suite Shower Room

5' 2" x 10' 6" (1.57m x 3.19m)

Rear uPVC double glazed and leaded window with patterned glazing, attractive suite in white comprising a low flush WC, pedestal wash hand basin, double shower cubicle with mains shower and glazed screen, tiled flooring, part tiling to walls and inset ceiling spotlights.

Front Double Bedroom 3

10' 10" x 9' 10" (3.30m x 3.00m)

Twin front uPVC double glazed and leaded vertical sliding sash windows, wall to ceiling coving and doors through to;

En-Suite Shower Room

7' 5" x 5' 6" (2.25m x 1.67m)

Side uPVC double glazed and leaded window, three piece suite comprising a low flush WC, a pedestal wash hand basin, corner fitted shower cubicle with mains shower and glazed screen, part tiling to walls and inset ceiling spotlights.

Second Floor Landing

4' 11" x 10' 5" (1.50m x 3.17m)

Rear Velux double glazed roof light with fitted blind and doors to;

Front Double Bedroom 4

14' 5" x 15' 0" (4.40m x 4.56m)

Enjoys a dual aspect with front uPVC double glazed and leaded window, rear Velux double glazed roof light with fitted blind and exposed floorboards.





Front Double Bedroom 5

13' 1" x 9' 9" (4.00m x 2.97m)

With front uPVC double glazed and leaded window and loft access.

Family Bathroom

9' 2" x 6' 3" (2.80m x 1.90m)

Rear double glazed Velux roof light with fitted blind providing a four piece suite in white comprising a low flush WC, bidet, pedestal wash hand basin, panelled bath, tiled flooring, tiled walls and inset ceiling spotlights.

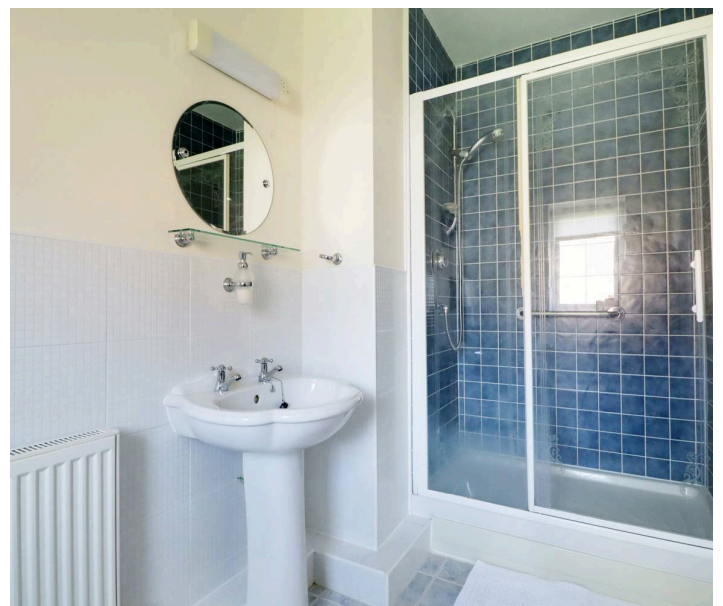
Double Garage

17' 10" x 18' 1" (5.43m x 5.50m)

The property has the benefit of a substantial detached brick built double garage with twin up and over doors, side personal door and window, internal power and lighting and pitched roof providing storage.

Grounds

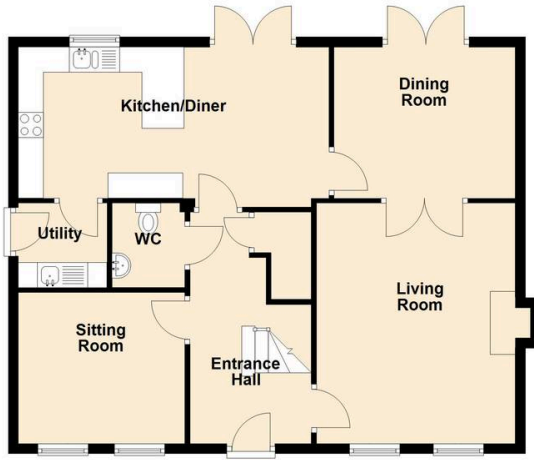
The property occupies a pleasant prominent corner plot behind front and side boundary walls with coping tops and with a flagged pathway leading to a front entrance door with adjoining lawned gardens. A matching perimeter pathway leads to a substantial side tarmac laid driveway allowing access to a detached double garage and gated access into the rear. The rear garden is fully enclosed with fenced boundaries with flagged seating areas coming principally lawned with a number of shrub borders.



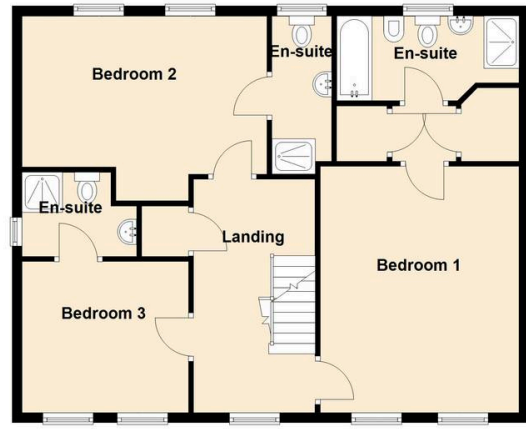




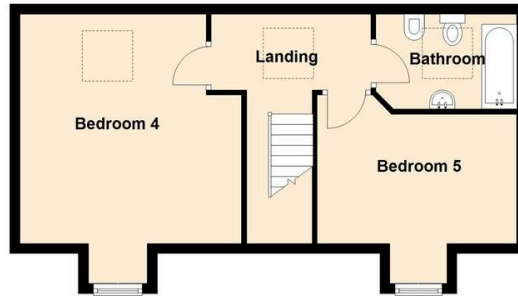
Ground Floor
Approx. 77.8 sq. metres (837.3 sq. feet)



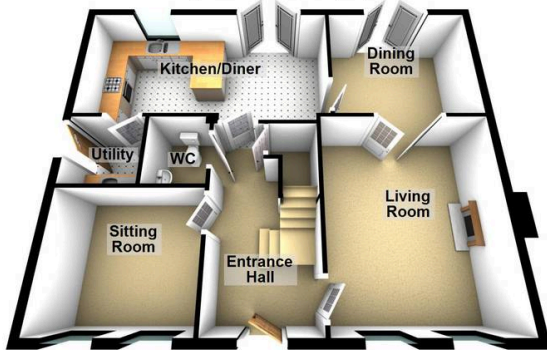
First Floor
Approx. 77.8 sq. metres (837.3 sq. feet)



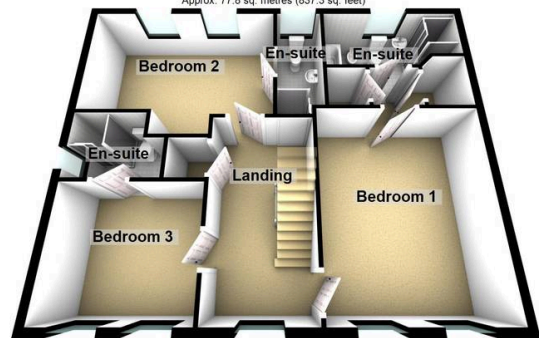
Second Floor
Approx. 46.9 sq. metres (504.3 sq. feet)



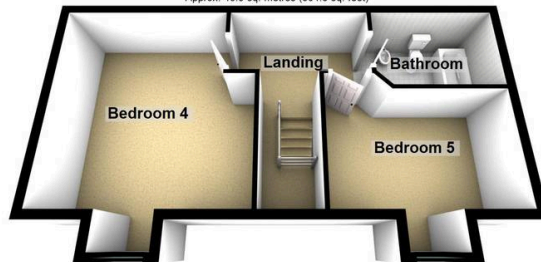
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First Floor
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Second Floor
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Total area: approx. 202.4 sq. metres (2178.8 sq. feet)

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