

WENDRON HOUSE, EAST MARKHAM
GUIDE PRICE £660,000 to £675,000

BROWN & Co





WENDRON HOUSE

YORK STREET, EAST MARKHAM

NG22 0QW

DESCRIPTION

A substantial individually architect designed family home built in 1967 and has remained in the same family since being built. The property sits on a well-stocked and well established plot of approximately 0.50 acres. There is a dual height reception hall with curved staircase, large living room leading into the dining room as well as a well appointment Smallbone kitchen breakfast room with matching dining table and chairs. The property benefits from air source ducted heating to the main house and air source heating to radiators in the annexe. There are four spacious bedrooms on the first floor along with two separate shower rooms, one of which could link to the master bedroom to make a fabulous master bedroom suite.

Attached to the property is a one bedroom annexe with a good sized living room and double bedroom with en suite shower room.

Externally there is ample parking and brick built detached double garage. Wendron House did appear in various home magazines as a feature when the property was first built and would make a fantastic family home













LOCATION

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DIRECTIONS

What3words///hobbyists.mouths.woods

ACCOMMODATION

Part glazed double doors into ENTRANCE PORCH has stone faced walls and floor to ceiling windows, tiled flooring, single glazed door and matching windows into

Dual height RECEPTION HALL 12'8" x 12'0" (3.91m x 3.67m) feature curved staircase with copper balustrades and black handrails, telephone point, wall light points, ornate ceiling.

CLOAKROOM with white low level wc, pedestal hand basin, extractor fan.

LIVING ROOM 22'9" x 12'10" (6.99m x 3.95m) with westerly facing floor to ceiling double glazed wood frame windows and matching French door and windows leading into the rear garden. Feature open fireplace, ornate cornicing. This is in turn leads to







DINING ROOM 12'9" x 10'4" (3.94m x 3.16m) with rear aspect double glazed wood frame windows overlooking the garden and return door to hallway.

KITCHEN BREAKFAST ROOM 25'8" x 12'9" (7.85m x 3.94m) triple aspect with views to the garden. Double glazed windows and

French door which is secondary glazed. An extensive range of Smallbone limed oak base and wall mounted cupboard and drawer units, matching table and eight chairs and matching pelmets to the windows. 1½ sink drainer unit with mixer tap, matching integrated double oven, space for large larder fridge. Gaggenau electric hob with central extractor, matching island breakfast bar, spotlighting, part tiled walls and part tiled floor. Door to pantry with space for large appliance, base cupboards and a range of shelving. Part glazed door to

UTILITY ROOM 12'2" x 11'6" (3.72m x 3.54m) rear aspect double glazed wood framed window and half glazed UPVC door leading into the garden. A good range of base and wall mounted cupboard and drawer units in cream shaker style. Single stainless steel sink drainer unit, space and plumbing below for washing machine and tumble dryer. Cupboard housing water softener. Ample wood effect working surfaces, spotlighting, ceramic tiled floor. Cupboard housing the ducted central heating system. Door to Annexe.

From the reception Hall is a staircase to the mezzanine gallery style landing with large picture window to the front. Wall light points, ornate cornicing. Access to spacious roof void which is partly boarded with light and could possibly provide additional accommodation, subject to planning.

BEDROOM ONE 14'0" x 12'10" (4.27m x 3.96m) dual aspect double glazed windows overlooking the gardens. A good range of built-in wardrobes with ample hanging and shelving space. Telephone point and safe.

POTENTIAL EN SUITE SHOWER ROOM 8'8" x 8'7" (2.69m x 2.65m) side aspect double glazed window. A good sized walk-in shower cubicle with aqua boarding surround, mains fed shower cubicle, glazed screen, fitted seat. Coloured vanity unit basin with mixer tap, matching low level wc with concealed cistern and wood grain effect cupboards and display areas. Electric chrome towel rail. Built-in airing cupboard with Santon hot water cylinder with a range of shelving. Additional shelved storage cupboard. Part tiled walls.

BEDROOM TWO 16'5" x 12'9" (5.02m x 3.93m) rear aspect double glazed window. Kneehole dressing table unit with three drawer chest and additional matching cupboards. Spotlighting, one built-in wardrobe with hanging and shelving, additional eaves storage cupboards.

BEDROOM THREE 12'10" x 10'4" (3.96m x 3.17m) rear aspect double glazed window. Built-in wardrobes with hanging and shelving space.

BEDROOM FOUR 12'9" x 7'7" (3.94m x 2.34m) side aspect double glazed window with double wardrobe.

FAMILY SHOWER ROOM 8'9" x 6'6" (2.71m x 2.01m) side aspect double glazed window. A good sized shower cubicle with glazed screen and electric shower. Low level wc, pedestal hand basin with striplight above. Built-in airing cupboard with Heatrae Sadia hot water cylinder, part tiled walls.

ANNEXE

POTENTIAL KITCHEN/STUDY 11'3" x 5'6" (3.44m x 1.70m) with climate control system. Picture window to the front. Sliding door to

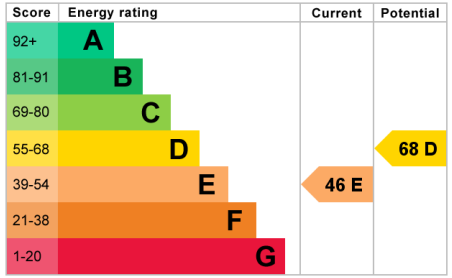
LIVING ROOM 18'6" x 12'10" (5.67m x 3.96m) double aspect double glazed windows and additional door leading on to the driveway. A good range of floor to ceiling fitted bookshelves. Stone fireplace with working stove on slate hearth, corner fitted storage cabinet. Tv point, wall light points and door to

BEDROOM 11'0" x 11'4" (3.36m x 3.46m) measured to front of floor to ceiling wardrobes with hanging and shelving space. Double aspect double glazed windows. Fitted hand basin with cupboards below, access to roof void which houses the hot water cylinder. Door to

EN SUITE SHOWER ROOM with full width shower cubicle with glazed screen, electric shower, aqua board surround, low level wc and extractor.

OUTSIDE

Well stocked and attractive manicured gardens of approximately 0.50 acre. Sweeping driveway with ample parking space with shrub and lavender borders, a good selection of established trees this leads to brick built DOUBLE GARAGE 22'5" x 18'8" (6.86m x 5.73m) with two separate electrically operated up and over doors with windows and a safe. To the side of the garage is a raised lawned area with greenhouse and some garden beyond. From the driveway is pedestrian access to both sides leading to the gardens with a good area of lawn and are well stocked.









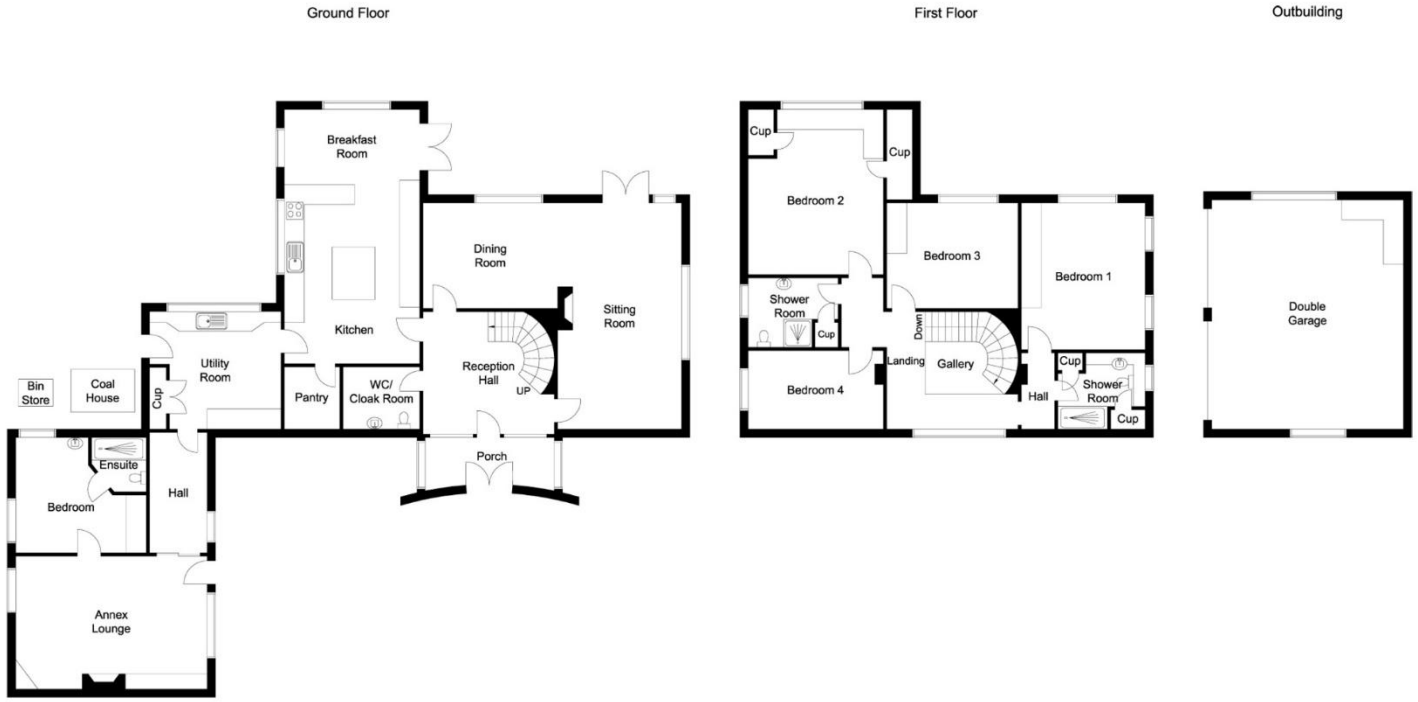
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