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12 Larchmont

- FIVE BEDROOM TERRACE
- IDEAL FAMILY HOME
- SPACIOUS LIVING SPACE
- CLOSE TO CLAYTON VILLAGE

Offers Over £265,000
EPC Rating '68'





Property Description

DESCRIPTION

This five-bedroom terraced home offers spacious and versatile accommodation and has been comprehensively refurbished whilst retaining much of its original character. Significant upgrades include new wooden guttering, a new fascia to the dormer window, replacement double glazed windows throughout and the beautiful original stained-glass feature windows. The property also benefits from a complete rewire, new plumbing throughout, new radiators and mains-wired interlinked smoke alarms, offering buyers peace of mind for years to come.

The generous accommodation comprises five well-proportioned bedrooms, elegant reception rooms with period features, a spacious dining kitchen and modern bathroom facilities, making it an ideal family home.

A particular highlight is the substantial full-footprint cellar, which offers outstanding scope for conversion into a self-contained granny annexe, guest suite or



independent living space (subject to any necessary consents), mirroring the successful conversion completed by the adjoining property. Or suitable for anyone who may just want an additional storage space!

Externally, there are attractive, low-maintenance front and rear gardens, providing pleasant outdoor spaces for relaxing and entertaining.

Occupying a desirable position, this substantial home offers an exceptional blend of character and contemporary comfort, with extensive structural and mechanical improvements already completed.



KITCHEN

A superb open plan dining kitchen forming the heart of the home, beautifully combining contemporary styling with period character. Fitted with an extensive range of modern charcoal wall and base units complemented by contrasting work surfaces and a feature range cooker with recessed cooking alcove. The large central island provides an excellent preparation space and informal dining area, making it ideal for everyday family living and entertaining. A striking original stained-glass window floods the room with natural light while preserving the property's charm. The generous proportions comfortably accommodate a dining area and the room enjoys direct access to a practical utility room and ground floor WC. The utility space comfortably holds an American style fridge freezer, washing machine and additional storage space.



LIVING ROOM

A spacious and elegant bay-fronted living room featuring beautiful original stained-glass windows, high ceiling with decorative coving and an abundance of natural light. Tastefully presented, this welcoming reception room offers ample space for family living and entertaining.

MASTER BEDROOM

A generous master bedroom featuring a large window allowing an abundance of natural light, while ample space for a king-size bed and additional furniture. Beautifully presented, this spacious room provides a comfortable and peaceful retreat overlooking the rear of the property.



BEDROOM 2

A spacious and versatile second master bedroom. With generous proportions and a large window providing plenty of natural light.

BATHROOM 1

Situated on the first floor is a stylish and contemporary family bathroom, beautifully finished



with a walk-in shower, freestanding bath, vanity hand wash basin and WC. A frosted window provides natural light, creating a bright and relaxing space.

BEDROOM 3

A well-proportioned bedroom, currently arranged as a dressing room with ample hanging and storage space. A large window provides plenty of natural light and the room offers flexibility to be used as a bedroom, nursery, home office or dressing room.

BEDROOM 4

A spacious double bedroom situated on the top floor, featuring a large rooflight that fills the room with natural light. The room offers ample space for bedroom furniture and provides a bright, comfortable retreat.

BATHROOM 2

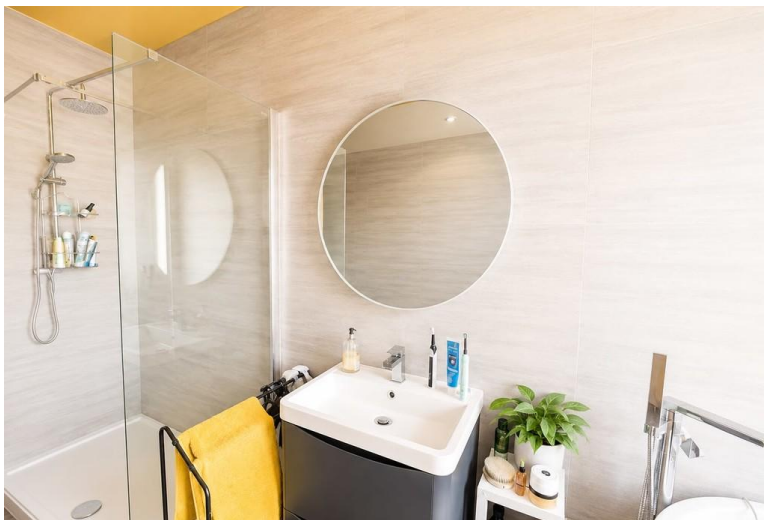
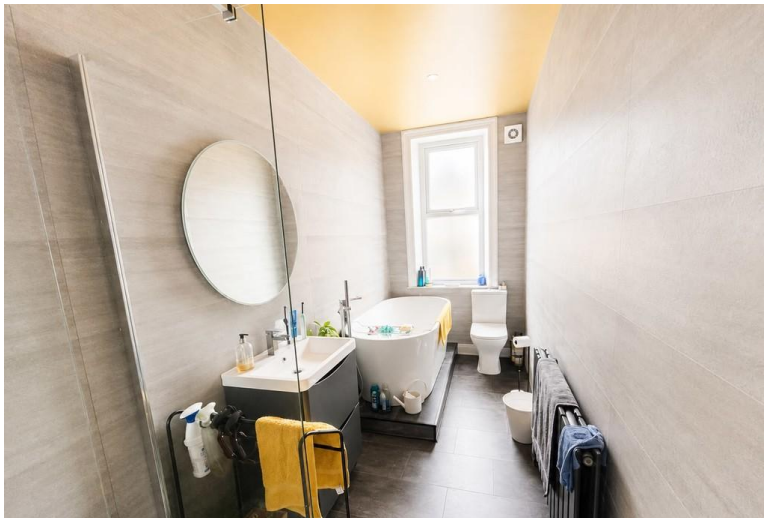
A modern bathroom located on the top floor, fitted with a bath and overhead shower, hand wash basin and WC. Finished in a contemporary style with a heated towel rail, providing a practical and well-presented bathroom for the upper floor bedrooms.

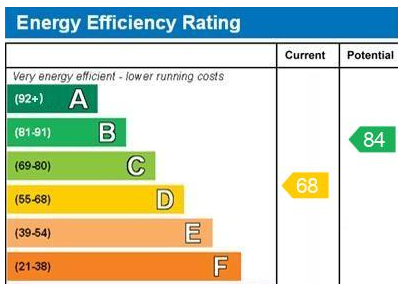
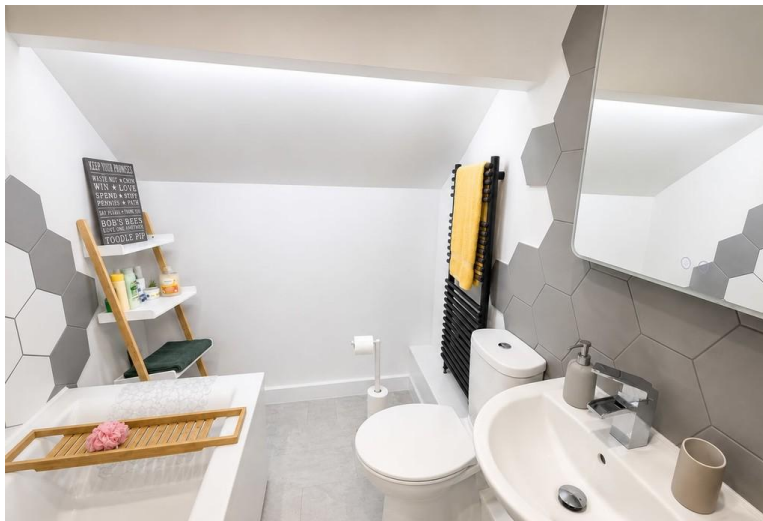
BEDROOM 5

A generous double bedroom located on the top floor, featuring a rooflight and vaulted ceilings that create a bright and airy feel. The room has ample space with a study and a seating area, making it ideal as a bedroom, home office or guest accommodation.

EXTERIOR

An attractive Victorian terrace home set behind a small front garden with an enclosed entrance porch provides a welcoming entrance. To the rear, the property benefits from an enclosed, low-maintenance garden with mature planting and the scope for a private space for outdoor dining and entertaining.





PURCHASE DETAILS: Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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