
Sinclair
4 Thomas Road, Whitwick
Offers Over £335,000

4 Thomas Road

Whitwick

This FOUR BEDROOM DETACHED property comes to the market in the sought after village of Whitwick. In brief, the ground floor of the property comprises an entrance hall, downstairs cloakroom/w.c, kitchen, lounge, dining room and utility room. The first floor landing provides access to four good sized bedrooms, an en-suite shower room and a family bathroom. Externally, the property enjoys a mature private rear garden, mature front garden with block paved driveway suitable for multiple vehicles and access to the integral garage.

Council Tax band: D

Tenure: Freehold

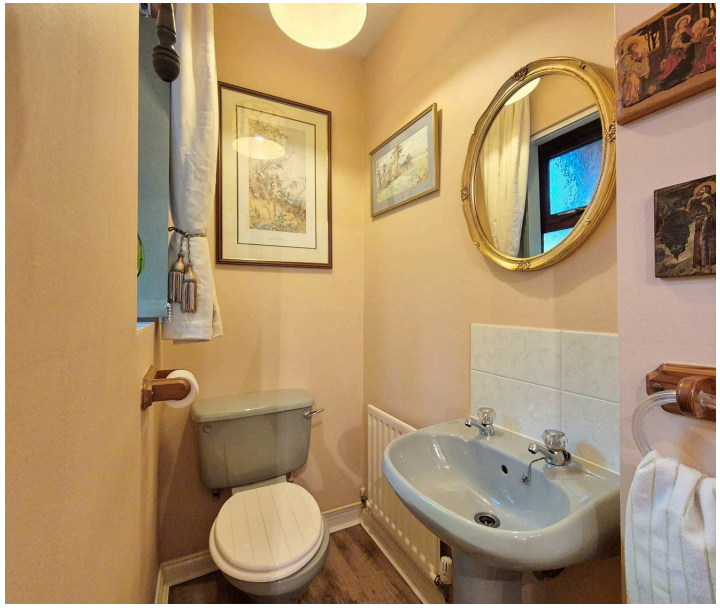
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Detached Property
- Four Bedrooms
- Integral Garage
- Off Road Parking
- 2026 Double Glazing
- Boiler under warranty until 24/10/2035







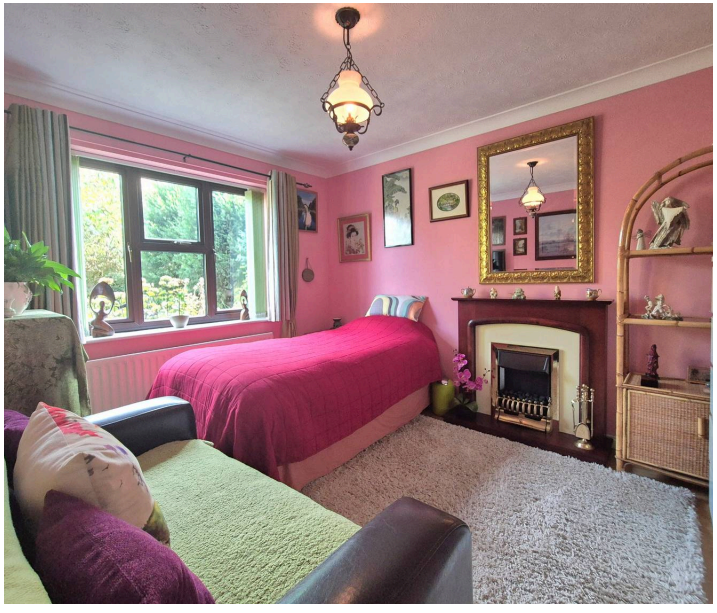
GROUND FLOOR

Entrance Hall
14' 5" x 6' 6" (4.39m x 1.98m)
A welcoming entrance hall featuring attractive oak effect flooring, decorative coving and dimmable lighting, creating a warm and inviting first impression. A staircase with timber balustrade rises to the first floor, whilst doors provide access to the ground floor cloakroom/W.C., utility room, kitchen/breakfast room and lounge. Also benefitting from useful understairs storage cupboard.

Cloakroom/W.C
4' 8" x 2' 8" (1.42m x 0.81m)
A well-presented ground floor cloakroom comprising a low-level W.C. and wash hand basin, complemented by a timber effect uPVC double-glazed window to the side elevation and attractive oak effect flooring continuing seamlessly from the entrance hall.

Breakfast Kitchen
14' 6" x 9' 3" (4.42m x 2.82m)
A well-appointed kitchen featuring a range of wall and base units providing ample storage, complemented by tiled splashbacks and one and a half bowl sink and drainer unit and mixer tap. Cooking facilities include a four-ring gas hob with filtration hood above, an electric oven/grill, whilst additional space and plumbing accommodate a variety of household appliances. A timber effect uPVC double-glazed window overlooks the front aspect, with a uPVC obscure double glazed door providing access to the side of the property and having ceramic tiled flooring. The kitchen also enjoys direct access to the adjoining dining room.







Lounge
11' 0" x 14' 10" (3.35m x 4.52m)
A welcoming room featuring attractive oak effect flooring flowing seamlessly from the entrance hall and having coving. Timber effect uPVC double glazed patio doors provide direct access to the rear garden, allowing natural light to fill the space, whilst a further doorway leads through to the adjoining dining room.

Dining Room
11' 10" x 14' 10" (3.61m x 4.52m)
A versatile reception room, currently utilised as an additional bedroom, offering flexibility to suit a variety of lifestyle requirements. Featuring attractive oak effect flooring continuing from the lounge, coving, dimmer controlled lighting and the room benefits from a timber effect uPVC double glazed window overlooking the rear garden, with convenient access to both the kitchen and lounge.

Utility Room
5' 3" x 8' 5" (1.60m x 2.56m)
A practical and well equipped utility room offering additional storage and laundry facilities, comprising a range of base level units, a sink with drainer and space and plumbing for multiple appliances. Complemented by quarry tiled flooring and a timber effect uPVC double-glazed window to the side elevation, the room also houses a Worcester Bosch central heating boiler (Warranty until 24/10/2035).







FIRST FLOOR

Landing
11' 0" x 5' 9" (3.35m x 1.75m)
Stairs rising to the first floor landing provide access to four well-proportioned bedrooms, alongside the family bathroom. Additional features include decorative coving, a timber effect uPVC double glazed window to the side elevation and a useful airing cupboard offering ample storage. A loft hatch with pull-down ladder provides convenient access to the boarded loft space, offering further practical storage.

Bedroom
14' 1" x 9' 9" (4.29m x 2.97m)
Featuring pleasant views over the rear garden through a timber effect uPVC double glazed window, allowing natural light to fill the room. Further benefits include built-in mirror fronted sliding wardrobes providing ample storage and access to a private en-suite shower room.

En-Suite
4' 10" x 8' 0" (1.47m x 2.44m)
Comprising a contemporary three piece suite, including a walk-in shower enclosure, wash hand basin with mixer tap and low-level W.C. Complemented by tile effect vinyl flooring and a timber effect uPVC opaque double glazed window to the side elevation.

Bedroom
7' 9" x 8' 7" (2.36m x 2.62m)
A well-proportioned bedroom enjoying natural light through a timber effect uPVC double glazed window overlooking the front aspect.

Bedroom
8' 8" x 13' 3" (2.64m x 4.04m)
Enjoying pleasant views over the rear garden through a timber effect uPVC double glazed window allowing plenty of natural light to fill the room and with dimmer light control and coving.







Bedroom
9' 3" x 8' 8" (2.82m x 2.64m)
Benefiting from a timber effect uPVC double glazed window overlooking the front aspect.

Bathroom
6' 4" x 7' 3" (1.93m x 2.21m)
This three piece suite comprises a panelled bath with shower over, wash hand basin and low level W.C. Complemented by tile effect vinyl flooring and a timber effect uPVC opaque double glazed window to the front elevation.

Front Garden

Attractively landscaped with a variety of mature shrubs, the front garden offers a delightful sense of privacy and an enclosed seating area. A block paved pathway leads through the garden to a welcoming canopy porch and the main entrance along with a water point.

Rear Garden

Accessed via patio doors through the lounge or gated side access via the side of the property, the attractive rear garden offers a delightful combination of outdoor entertaining space and established trees. A paved patio leads onto a lawned garden, complemented by a raised patio to the rear providing an ideal setting for private seating and relaxation. Beautifully enhanced by a variety of mature plants and shrubs, pond with rockery, the garden also benefits from additional space to the side of the property and multiple external power points.

Garage

Having an up and over door to front, access to the utility room at the rear and having both light and power.

Driveway

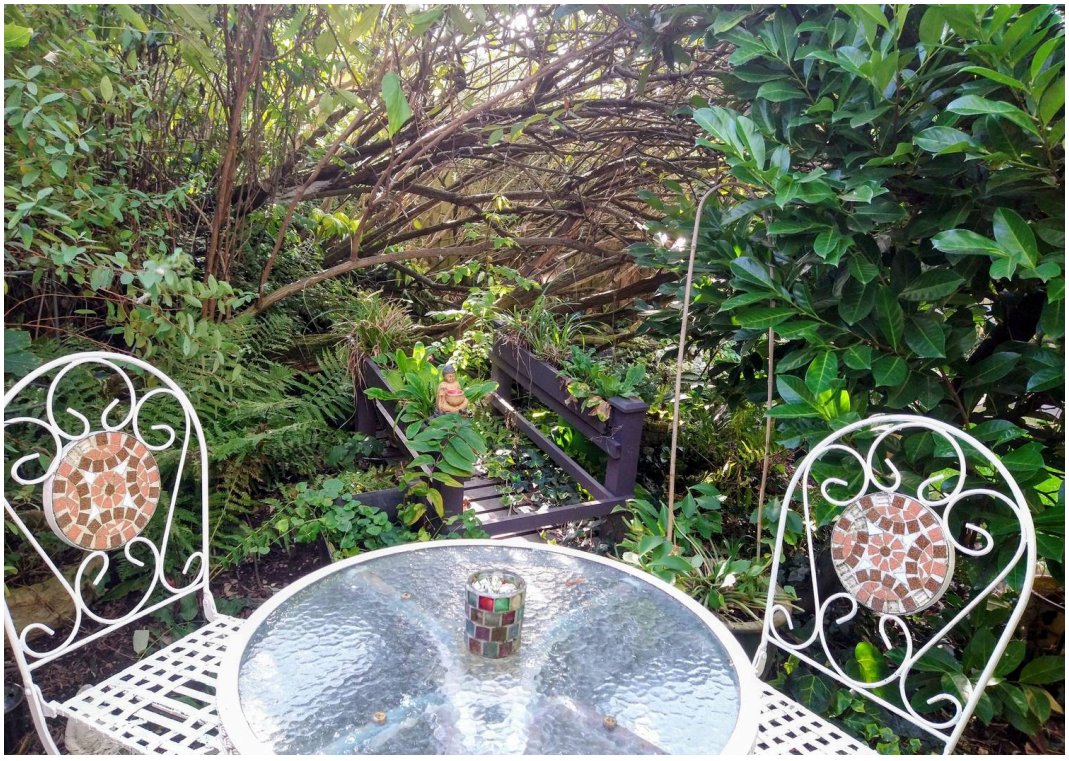
A brick block driveway allowing parking for multiple vehicles.

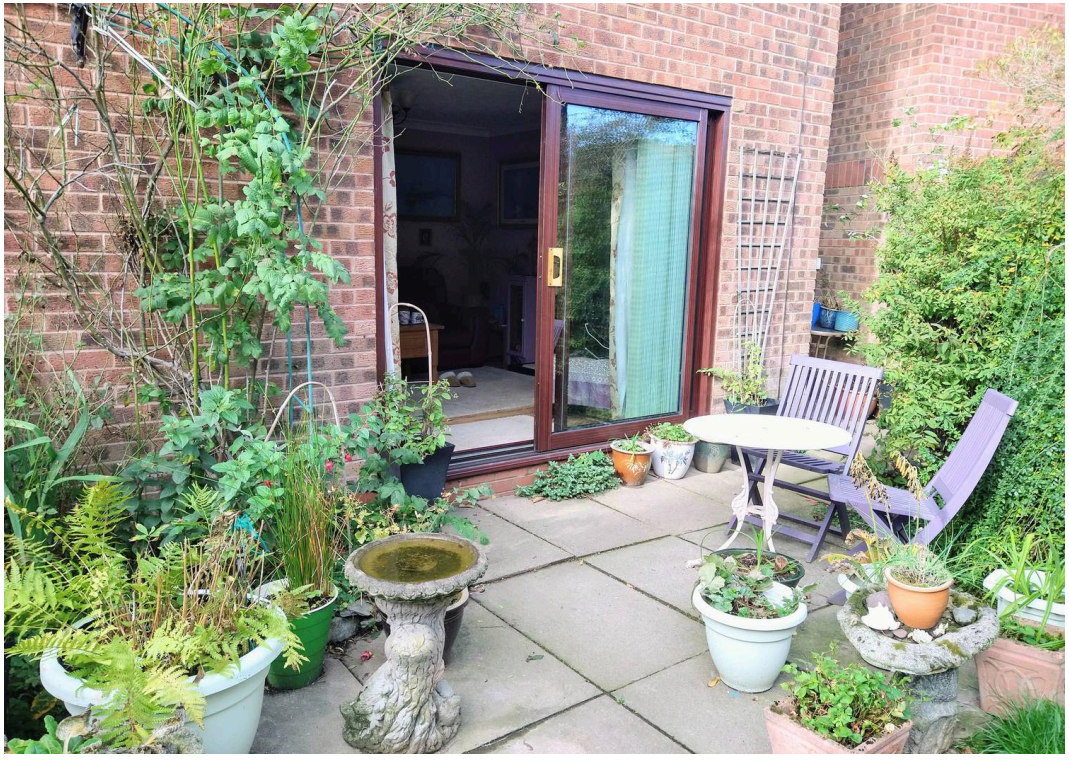








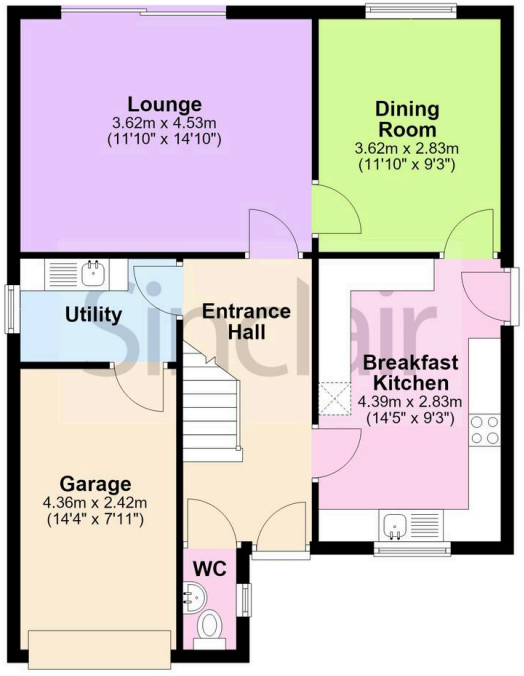






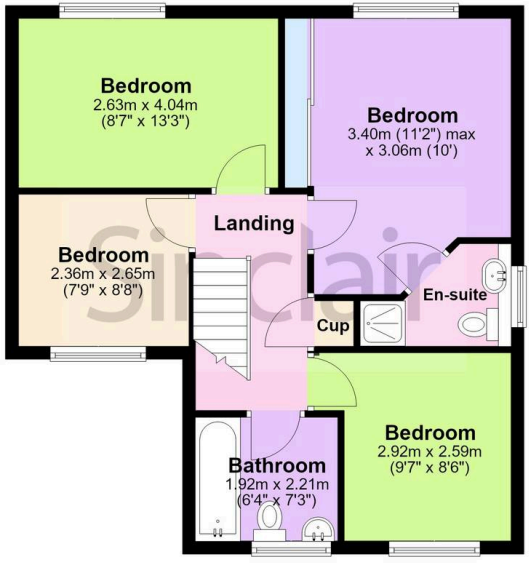
Ground Floor

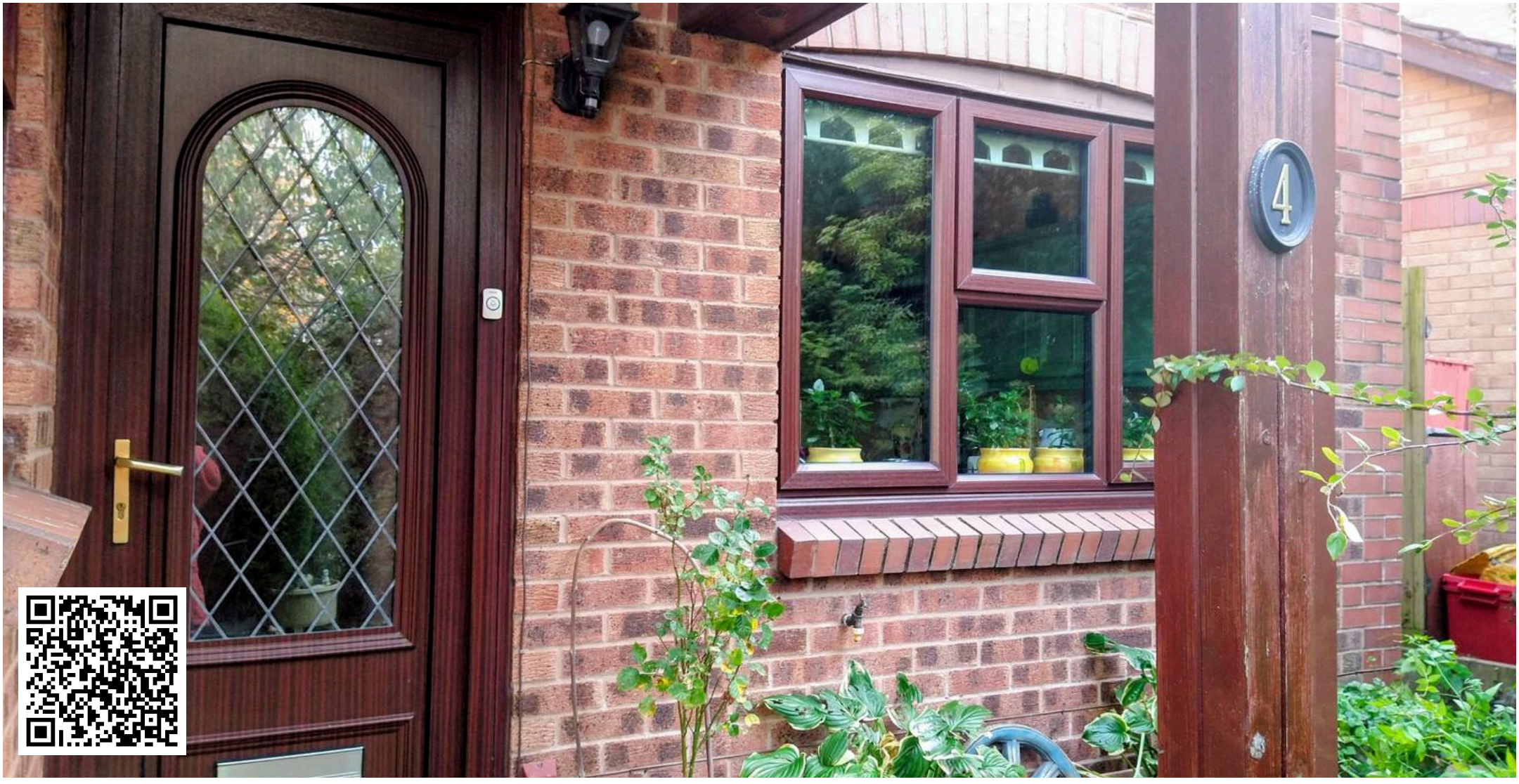
Approx. 66.1 sq. metres (711.4 sq. feet)



First Floor

Approx. 53.7 sq. metres (577.9 sq. feet)





Sinclair Estate Agents

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