



## Knighton Church Road, South Knighton

£440,000 Freehold

Elegant three-bedroom period terrace in South Knighton with two reception rooms, modern bathroom, stylish kitchen/breakfast room, established rear garden and driveway parking.





#### **L-Shaped Entrance Hall**

Features original tiled floor, picture rail, stairs to the first floor, and a radiator.

#### **Reception Room One**

14' 6" x 11' 4" (4.41m x 3.46m)

Includes a bay window to the front elevation, cornice to ceiling, picture rail, a feature period-style fireplace with tiled inset, marble hearth and fire surround, storage cupboard, and a radiator.

#### **Reception Room Two**

14' 6" x 12' 4" (4.41m x 3.76m)

Includes a door to the rear elevation, cornice to ceiling, picture rail, feature period fireplace with tiled inset, marble hearth and fire surround, wooden flooring, and a radiator.

#### **Ground Floor WC**

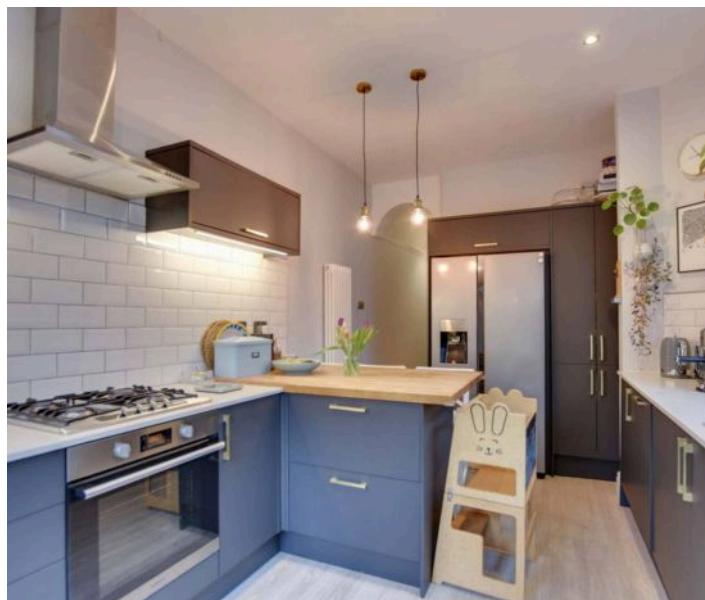
5' 0" x 2' 5" (1.53m x 0.74m)

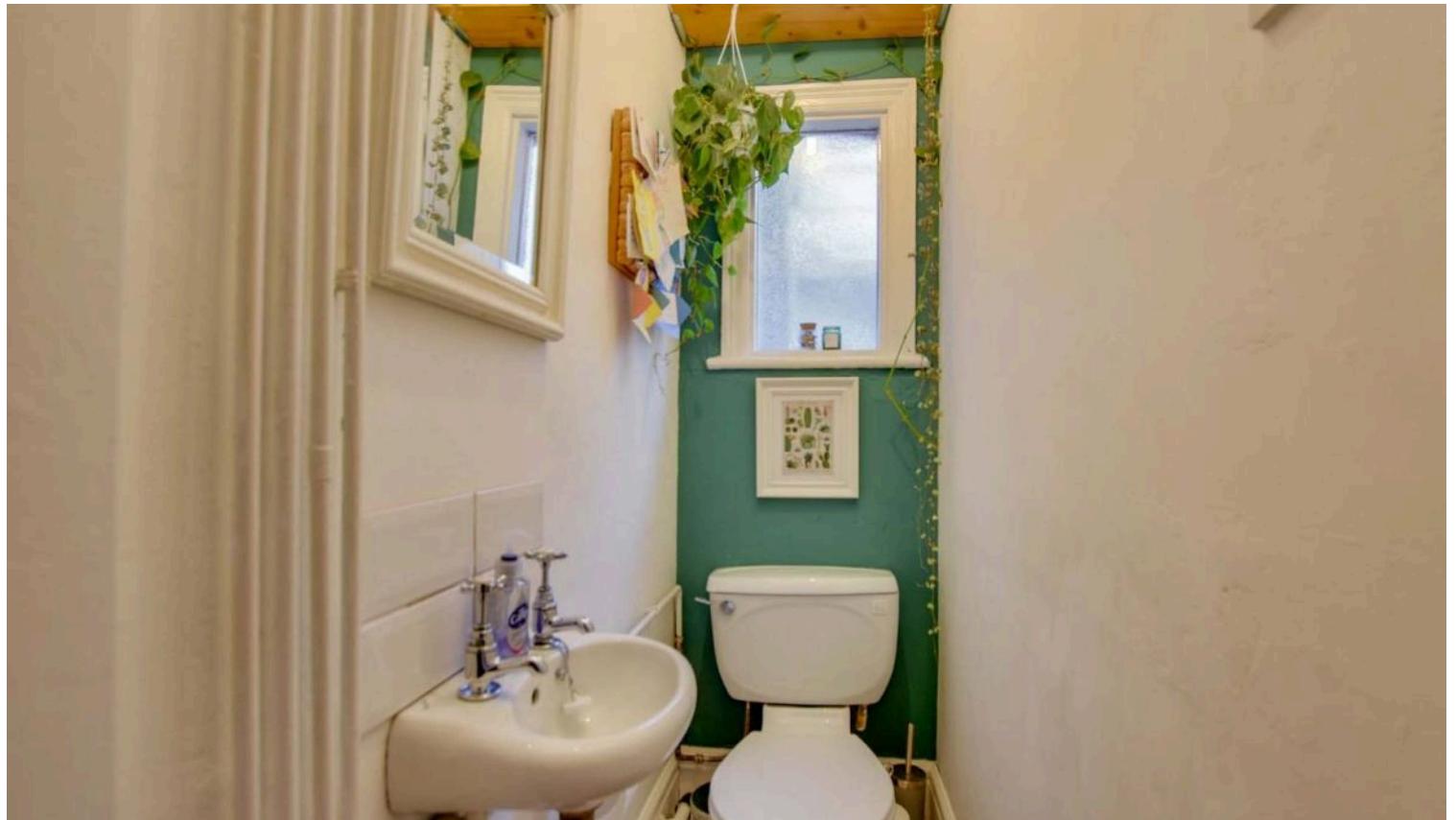
Features a window to the side elevation, a low-level WC, a wash hand basin, and a tiled floor.

#### **Fitted Kitchen / Breakfast Room**

14' 9" x 9' 2" (4.50m x 2.80m)

Features a mock sash double-glazed window to the side elevation and double-glazed French doors to the rear elevation. Includes a sink and drainer unit, a range of wall units with under-unit lighting, base units with marble work surfaces, a breakfast bar, a built-in oven, and a gas hob with a stainless steel chimney hood. It also contains a built-in dishwasher, space for a fridge freezer, a built-in bookshelf, a larder unit, inset ceiling spotlights, wood-effect flooring, and a tall radiator.





#### **First Floor L-Shaped Landing**

Features a leaded window to the front elevation, an original storage cupboard, loft access, and a radiator.

#### **Bedroom One**

14' 6" x 11' 4" (4.41m x 3.46m)

Includes a bay window to the front elevation, a period-style fireplace, and a radiator.

#### **Bedroom Two**

14' 2" x 12' 4" (4.33m x 3.77m)

Includes a mock sash window to the rear elevation, a feature period-style fireplace, a dressing table with storage cupboards and a built-in wash hand basin with granite work surface, a built-in original style storage cupboard, fitted wardrobes, and a radiator.

#### **Bedroom Three**

11' 10" x 9' 6" (3.60m x 2.90m)

Includes a sash window to the rear elevation, period-style fireplace, fitted wardrobes, box cupboards and shelving, a radiator, and an airing cupboard.

#### **Bathroom**

6' 3" x 5' 8" (1.90m x 1.72m)

With a bath with overhead rainfall shower and hand-held shower head, a wash hand basin, low-level WC, tiled flooring and a heated chrome towel rail.









### **Front Garden**

With flower beds, mature shrubs, and hedging to the perimeter.

### **Rear Garden**

Block-paved patio with a pergola and established wisteria over. Mainly lawned rear garden with a raised decked area, established shrubs, flower beds, and mature trees. Includes a storage shed, outside lighting, and a gate for side access.

### **Driveway**

With a block-paved driveway.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

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