



Ridgemount Summerhill Road, Summerhill

£325,000 Freehold

FOUR BEDROOM DETACHED HOME • GATED DRIVEWAY WITH SPACE FOR FOUR VEHICLES • GENEROUS PLOT AND GARDENS • POTENTIAL FOR SELF SUSTAINING ACCOMMODATION • SPACIOUS FRONT RECEPTION / ADDITIONAL BEDROOM • SEPARATE KITCHEN AND DINING ROOM • MODERN FAMILY BATHROOM



Spacious four bedroom detached home with gated driveway, versatile living areas, potential for independent accommodation, wrap-around gardens, and secure parking for four or more vehicles.

Council Tax band: F

Tenure: Freehold

Entrance Hallway

Entered via a uPVC door with windows around, the property briefly comprises a front porch, before a timber door with frosted privacy glass, again with matching windows around, opens into the hallway. The carpeted hallway leads to both the first bedroom / reception, the kitchen, and stairs lead to the first floor. The space benefits from a side-facing window and ceiling light point.

Bedroom Four / Reception

A spacious and versatile front room for use as a bedroom or reception. A feature fireplace with stone surround, mantle, and hearth creates an attractive focal point while a front facing window allows for ample natural light. Finished with carpeted flooring and a ceiling light point.

Kitchen

A well equipped kitchen with a range of stylish wall, drawer, and base units with worktops over, an inset stainless steel sink and drainer, fitted electric four ring hob and oven with built in extractor over top, and integrated fridge freezer. There is space and plumbing for a dishwasher. Finished with tiled flooring and splash backs, recessed ceiling spotlights, and a window to the rear porch. A door leads to the dining room.



Dining Room

Spacious dining room with room for a large dining table and chairs, with french uPVC doors to the conservatory and windows to each side allowing ample natural light. Finished with carpeted flooring, a ceiling light point. A door leads further into the living room.

Conservatory & Rear Porch

uPVC conservatory constructed over a low brick wall, providing useful additional living space. Frosted uPVC windows and a uPVC door lead to the rear porch, with a wall-mounted light point. The rear porch features further uPVC windows, a wall-mounted light point, a door to outside and tiled flooring.

Living Room

The dual aspect living room benefits from both a rear, and side facing window. Featuring an electric fire, and finished with carpeted flooring and two ceiling light points. A door leads to the uPVC side access door, study, and downstairs WC / utility room. With potential to be a bedroom to create a self sustaining accommodation.

Study

The study allows ample room for a desk and storage, and benefits from a front facing window. Finished with carpeted flooring and a ceiling light point. With potential to be a kitchen for a self sustaining accommodation.

WC / Utility Room

Useful downstairs WC comprising pedestal wash hand basin, low level WC, space and plumbing for a washing machine, and a frosted front facing window. Finished with tiled flooring and splash backs, and a ceiling light point. With potential for a bath / shower to create a self sustaining accommodation.





Landing

The landing grants access to all three bedrooms, family bathroom, built in storage cupboard, and loft hatch to the roof space. Finished with carpeted flooring, side facing window, and a ceiling light point.

Bedroom Two

A generously sized principal bedroom benefiting from built in wardrobes and a window overlooking the front elevation. Finished with carpeted flooring and a ceiling light point.

Bedroom Three

Another spacious double bedroom with built in wardrobes. With a rear facing window overlooking superb rural views. Finished with carpeted flooring and a ceiling light point.

Bedroom Three

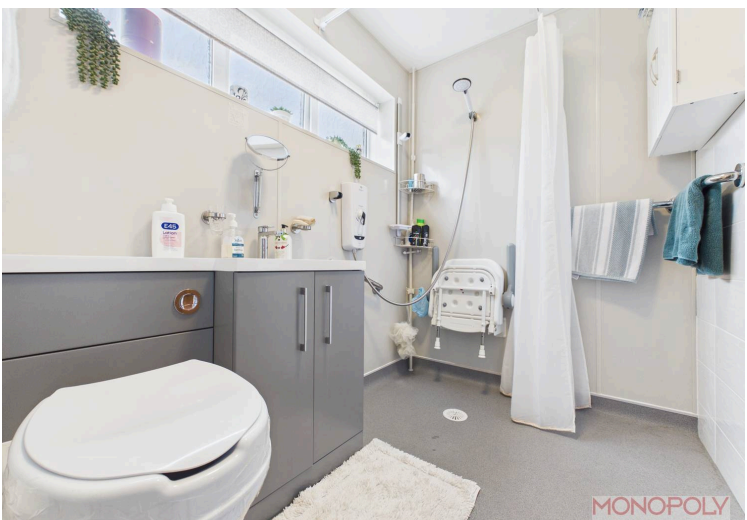
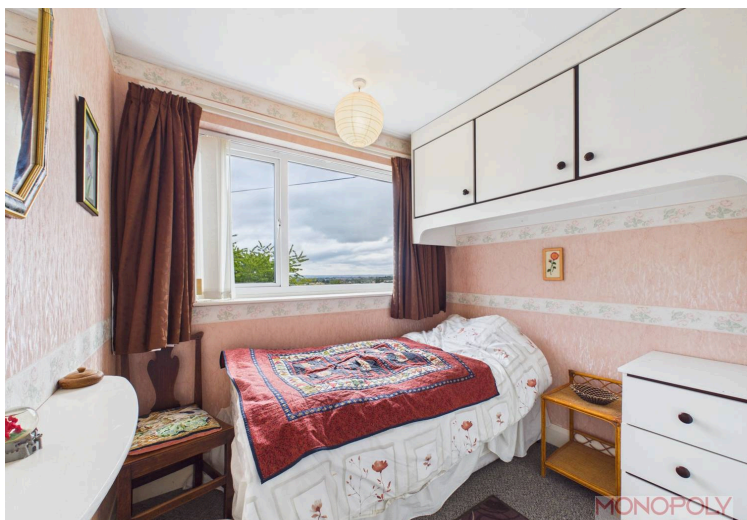
Single bedroom also fitted with built in wardrobe space, front facing window, ceiling light point, and carpeted flooring.

Bathroom

Family bathroom with wet room-style flooring and part-tiled walls, with two of the four walls tiled. Three-piece suite comprising an open wet room-style electric shower, inset wash hand basin set over built-in vanity cupboards, and low-level WC. Additional wall-mounted storage, heated towel rail, frosted rear window, ceiling light point and extractor fan.

Garden The generous plot offers wrap-around gardens, featuring areas of lawn, paved patio, and slate gravel, providing ideal spaces for relaxing and entertaining. A brick built outbuilding provides useful storage. The garden is enclosed by fencing, with attractive stone walls to the front. Access is available to both sides of the property.







MONOPOLY
BUY ■ SELL ■ RENT



Ground Floor

Approximate total area⁽¹⁾
1372 ft²
127.8 m²

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Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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