POLLARD ESTATES
INDEPENDENT ESTATE AGENT



5 Durham Road

Wigmore, ME8 0JW

Price guide £600,000

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PRICE GUIDE £600,000 - £625,000 A deceptively large and extended four bedroom detached house offering vast accommodation in a premier location. The current vendors have made significant improvements since ownership including installing numerous windows, re plastering and cosmetic enhancements. The upgraded contemporary entrance door also adds to the property's welcoming façade. Downstairs enjoys a large lounge and dining room, cloakroom, garden/lobby room, a long and modern kitchen with breakfast bar, and a lovely conservatory with under floor heating offering superb views of the south facing garden. Upstairs offers a real wow factor large master bedroom with feature walk in dressing room and en suite shower room, another two double bedrooms and a further single. This fine family home also boasts ample parking and a good sized useable garage. Durham Road in Wigmore is highly sought after and is located within the catchment area to numerous reputable schools. There are some beautiful walks to be enjoyed locally in the woodland and you are central to shops and motorway access. A real individual property which must really be viewed to appreciate all on offer!







Door to

Hallway

Lounge
23'11 max x 12'9 (7.29m max x 3.89m)

Dining Room
12'9 x 11'7 (3.89m x 3.53m)

Kitchen
24'9 x 9'7 (7.54m x 2.92m)

Conservatory
15'9 x 11'4 (4.80m x 3.45m)

Garden Lobby Room
8'5 x 9'10 (2.57m x 3.00m)

Cloakroom
5'5 x 3'5 (1.65m x 1.04m)

Stairs to First Floor

Landing

Bedroom 1
13'2 x 12'9 (4.01m x 3.89m)

En Suite
7'7 x 5'4 (2.31m x 1.63m)

Bedroom 2
12'0 x 11'5 (3.66m x 3.48m)

Bedroom 3
10'11 x 10'4 (3.33m x 3.15m)

Bedroom 4
9'1 x 7'4 (2.77m x 2.24m)

Bathroom

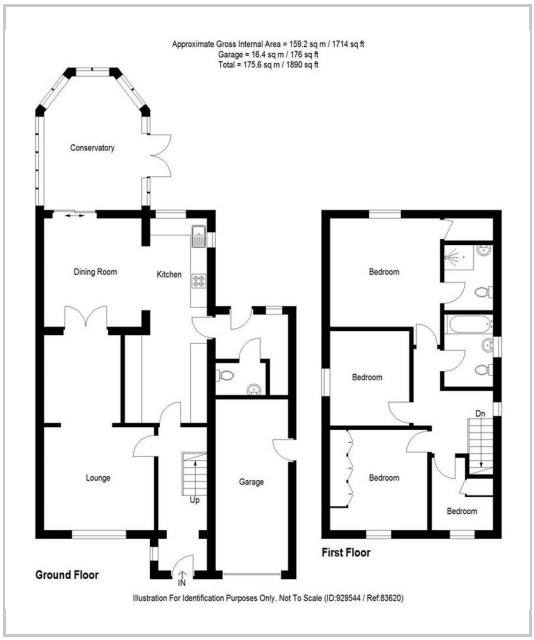
Garden

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Services, appliances and systems have not been tested. Buyers must satisfy themselves by inspection or other means.
Tenure, ground rent, service charges and other leasehold details are provided by the seller and must be verified by a solicitor.
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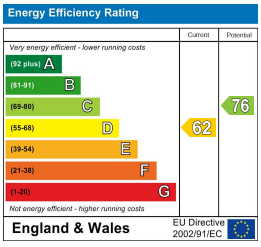
Area Map

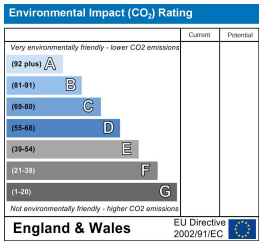


Floor Plans



Energy Efficiency Graph





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