



Carisbrooke Road, Knighton

£725,000 Freehold

Detached family home with flexible accommodation across three floors, 4 reception rooms, open-plan living kitchen, 5 bedrooms plus a ground floor bedroom, and a generous garden with driveway parking.





Entrance Porch

With tiled flooring and an internal door to the entrance hall.

Ground Floor WC

With double glazed window to the side elevation, a low-level WC, a wash hand basin, tiled walls, tiled flooring and an extractor fan.

Entrance Hall

With stairs to the first floor, coving to the ceiling, an understairs storage cupboard and a radiator

Reception One / Formal Dining Room

15' 3" x 12' 0" (4.66m x 3.65m)

With double glazed bay window to the front elevation with window shutters, two further double-glazed windows to the side elevation, a feature walk-in inglenook style fireplace with decorative wooden fire surround and tiled insert, including wooden panelling, fitted seat box/storage, plate rails, picture rails, wall lights, and radiator

Reception Room Two / Sitting Room

15' 1" x 14' 0" (4.60m x 4.26m)

With double-glazed windows to the side and rear elevations, a chimney breast with a feature living flame effect gas fire and limestone style fire surround, a granite insert and a hearth. Recessed display shelving, bespoke fitted display shelving with storage cupboards below, coving to the ceiling, wall lights, and a radiator





Open Plan Living Kitchen Dining Room

20' 3" x 18' 8" (6.18m x 5.70m)

(narrowing to 2.52m) Kitchen area: Features a double-glazed window to the front elevation with window shutters, sink and drainer with a range of traditional style wall and base units with Corian worktops over, breakfast bar, a Rangemaster cooker with chimney hood over, built-in dishwasher, space for fridge freezer, coving to ceiling, inset ceiling spotlights, limestone style tiled floor. Dining Area: With limestone-style tiled flooring, coving to the ceiling, a radiator, and folding doors to the family room. Access to a lobby area with a shelved storage cupboard and access to WC / utility room

Reception Room Three / Family Room

19' 0" x 14' 11" (5.79m x 4.54m)

With double-glazed windows to the rear elevation with window shutters, a double-glazed door to the rear garden, an electric fire with limestone-style fire surround, coving to the ceiling, inset ceiling spotlights, and two radiators



Reception Room Four / Ground Floor Bedroom Six

28' 7" x 11' 9" (8.70m x 3.59m)

(Narrowing to 4.96m) With double-glazed windows to the rear and side elevations, high ceilings with feature exposed roof beams, a built-in wardrobe and storage cupboards, recessed display shelving, access to loft storage, inset ceiling spotlights, and a radiator.







En-suite Shower Room

9' 7" x 5' 7" (2.92m x 1.70m)

With a double shower enclosure with chrome mixer shower, partly tiled walls, a wash hand basin, vanity cupboard with shelving below, low level WC, partly tiled walls, limestone-style tiled flooring, inset ceiling spotlights, extractor fan, heated chrome towel rail, and a radiator.

Utility Room

10' 6" x 4' 1" (3.20m x 1.24m)

With double glazed Velux skylight window and door to the front elevation, a wall-mounted boiler, a Belfast sink, utility cupboards, and a limestone-style tiled floor.

WC

488' 10" x 4' 5" (149.00m x 1.34m)

With a double-glazed Velux skylight window, a wash hand basin with vanity top, a low-level WC, limestone tiled flooring and a radiator.

First Floor Landing

Features a double-glazed window to the front elevation with window shutters, coving to the ceiling, and stairs to the loft conversion.

Bedroom Two

16' 0" x 13' 8" (4.87m x 4.17m)

(narrowing to 3.59) With a double-glazed window to the side elevation with window shutters, twin built-in double wardrobes, coving to the ceiling, and a radiator.

En-Suite Shower Room

9' 0" x 3' 8" (2.74m x 1.12m)

With a shower enclosure featuring a chrome mixer shower, a wash hand basin with mixer tap and granite-style worktop, vanity shelving below, partly tiled walls, inset ceiling downlighters, and a heated chrome towel rail.

Bedroom Three

12' 7" x 12' 0" (3.84m x 3.65m)

Features a double-glazed bay window to the front elevation with window shutters, built-in wardrobes, coving to the ceiling, and a radiator.

Bedroom Four

10' 4" x 7' 10" (3.16m x 2.40m)

With a double-glazed window to the side elevation with window shutters, wardrobe and a radiator.



Bedroom Five

10' 6" x 6' 11" (3.20m x 2.11m)

Features a double-glazed window to the rear elevation with window shutters, a built-in wardrobe, and a radiator.

Family Bathroom

9' 7" x 9' 0" (2.92m x 2.74m)

With a double-glazed window to the front elevation with window shutters, a roll-top free-standing bath with mixer tap, a low-level WC, a separate double shower cubicle with chrome mixer shower, inset ceiling spotlights, coving to the ceiling, tiled walls, a heated chrome towel rail, and a radiator.

Bedroom One / Loft Conversion

23' 4" x 11' 1" (7.11m x 3.37m)

With double-glazed French doors to a Juliet balcony on the rear elevation. Includes inset ceiling spotlights, built-in cupboards, a double-glazed window to the rear elevation, and a radiator.

En-Suite Shower Room

Features a double-glazed window to the rear elevation, a walk-in tiled shower cubicle with an overhead rainfall shower, a wash hand basin, and a low-level WC, tiled flooring, a heated towel rail, and inset ceiling spotlights.

Rear Garden

Includes a paved patio to the rear and side, with steps leading up to a mainly lawned rear garden with mature shrubs and trees to the borders, fencing to the perimeter, a raised decked area leading to an outhouse providing a useful gym and storage area with plumbing for a shower room and WC, as well as power and lighting.

Driveway

For 1 vehicle -Block paved driveway.

Car port

For 1 vehicle



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





Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

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