



Ermin Street, Blunsdon, SN26 8AA

£650,000  
(Subject to Contract)

*Hanley's*

## Ermin Street Blunsdon SN26 8AA

An impressive detached home set on a generous plot offering extensive gardens and ample parking to the side and rear with space for a potential building plot (STPP). The property has been thoughtfully extended to provide spacious and versatile accommodation throughout which comprises: A welcoming entrance hall leading to a study/ground-floor bedroom, modern shower room, dining room with stairs rising to the first floor, and a comfortable living room featuring a wood-burning stove. To the rear, a bright family room with bi-fold doors opens directly onto the garden, and a re-fitted kitchen completes the ground floor.

To the first floor the landing gives access to a superb main bedroom with its own balcony and en-suite shower room. Bedroom two also benefits from an en-suite, in addition to a family bathroom and two further well-proportioned bedrooms. Outside to the front, there is gravelled parking with gated side access leading to the attractive rear garden, mainly laid to lawn with a variety of trees, shrubs, a large patio area, and a vegetable plot. A substantial gravelled parking area extends to the detached double garage, equipped with power and light and offering excellent potential for a home office or studio (STPP).



**4 Bath / Shower Rooms**



**4 Bedrooms**



**4 Receptions**

**EPC: C73**

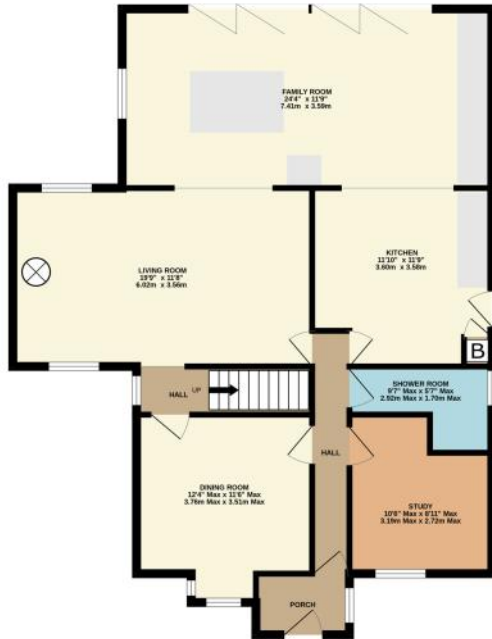
**Council Tax Band: D**

**Tenure: Freehold**



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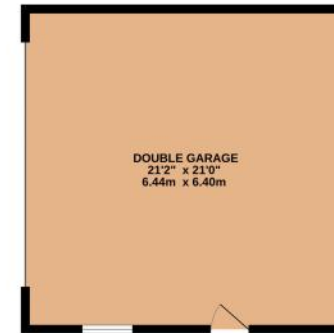
GROUND FLOOR  
1008 sq.ft. (93.6 sq.m.) approx.



1ST FLOOR  
696 sq.ft. (64.6 sq.m.) approx.



DOUBLE GARAGE  
445 sq.ft. (41.4 sq.m.) approx.



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