



5 Firth Lane, Wroot

£285,000 Freehold

A MOST ATTRACTIVE MODERN DETACHED HOUSE • DETACHED OAK FRAMED DOUBLE GARAGE (5m x 5.8m) • 2
RECEPTION ROOMS • IMPRESSIVE OPEN PLAN DINING KITC
BATHROOM • PRIVATE ENCLOSED REAR GARDEN • HIGHLY SOL
ESSENTIAL TO FULLY APPE



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A MOST ATTRACTIVE MODERN DETACHED HOUSE
- DETACHED OAK FRAMED DOUBLE GARAGE (5m x 5.8m)
- 2 RECEPTION ROOMS
- IMPRESSIVE OPEN PLAN DINING KITCHEN
- 3 BEDROOMS
- QUALITY FAMILY BATHROOM
- PRIVATE ENCLOSED REAR GARDEN
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- VIEWING IS ESSENTIAL TO FULLY APPRECIATE





Front Porch

3' 3" x 7' 2" (1.00m x 2.19m)

With solid oak entrance door with adjoining double glazed side lights, feature oak flooring and broad opening leads through to;

Pleasant Front Lounge

11' 5" x 22' 6" (3.47m x 6.85m)

Enjoys a dual aspect with front and side hardwood double glazed windows with the front window being projecting and lead finish, attractive oak flooring, feature multi fuel cast iron stove within a slate chamber with projecting slate hearth with wooden surround and projecting mantel, wall to ceiling coving, inset ceiling spotlights, period style ceramic radiator, staircase leads to the first floor accommodation with understairs storage and broad opening leads through to;

Formal Dining Room

10' 1" x 8' 0" (3.07m x 2.45m)

With rear uPVC double glazed and leaded French doors leading out to the garden, continuation of oak flooring, ceramic style radiator, wall to ceiling coving and an internal door leads through to;





Impressive Open Plan Dining Kitchen

29' 6" x 20' 8" (8.98m x 6.30m)

Having a newly installed composite stable style entrance door leading to the garden and front and side hardwood double glazed windows. The kitchen enjoys an extensive range of bespoke fitted furniture with button and cupped pull handles with a complementary butcher block worktop incorporating a double Belfast ceramic sink unit, central breakfasting island, eye level glazed display cabinets, slate flooring with underfloor heating, space for a Range cooker and American style fridge freezer and inset ceiling spotlights.

First Floor Landing

Has loft access, exposed floorboards and doors to;

Master Bedroom 1

11' 4" x 10' 0" (3.46m x 3.06m)

With front hardwood double glazed window, oak flooring, ceramic radiator and wall to ceiling coving.

Rear Double Bedroom 2

8' 1" x 13' 1" (2.46m x 4.00m)

Rear hardwood double glazed window, oak flooring and airing cupboard with cylinder tank.





Front Bedroom 3

7' 10" x 8' 2" (2.38m x 2.50m)

Front hardwood double glazed window, oak flooring and built-in over the stairs storage.

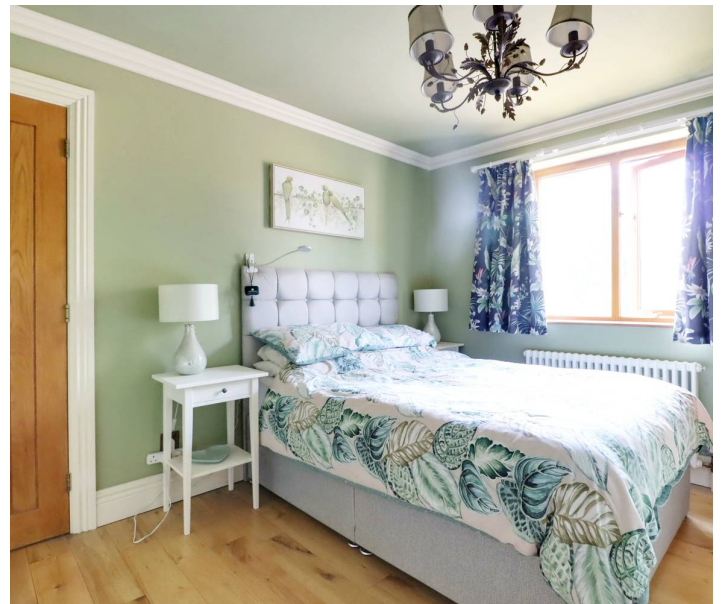
Quality Bathroom

8' 1" x 8' 10" (2.46m x 2.69m)

Rear hardwood double glazed window with obscured glazing, enjoying a quality traditional suite in white comprising a low flush WC, pedestal wash hand basin, free standing rolled top bath, a walk-in shower cubicle with slate tiled walls and overhead electric shower, slate flooring, fitted towel rail and wall to ceiling coving.

Grounds

To the rear of the property enjoys an extremely private south westerly facing rear garden that has been blocked laid for ease of maintenance with pebbled borders. To the front the property enjoys a broad plot with picket and lavender fencing and with the front garden being principally lawned with low maintenance planted borders and with stepping stone pathway leading to the front entrance. To the side there is a resin driveway allowing ample parking for a number of parking allowing access to the garage and has the benefit of an electric car charging port.





Double Garage

16' 5" x 19' 0" (5.00m x 5.80m)

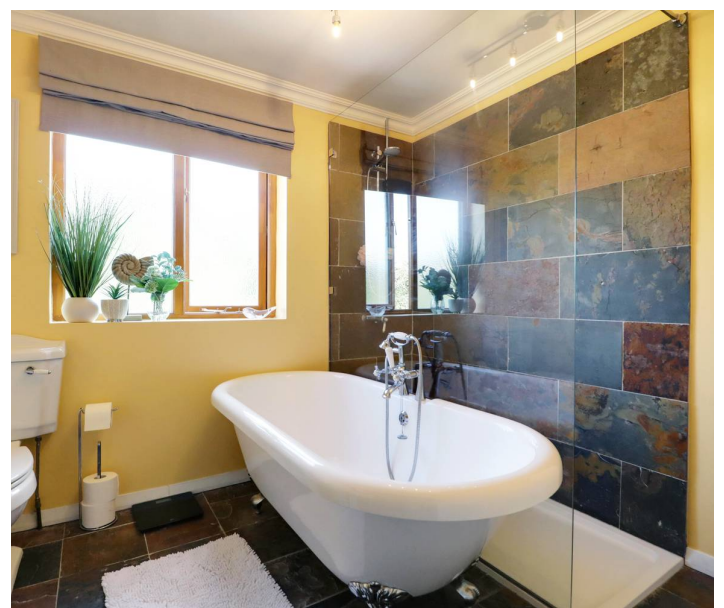
The property enjoys the benefit of a substantial oak framed detached double garage with twin opening front door, side personal door, internal power and lighting and resin laid flooring.

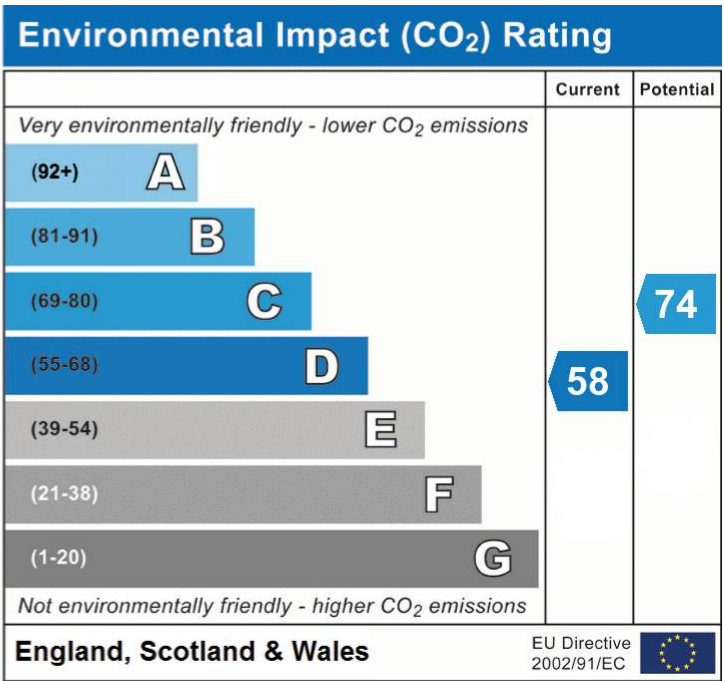
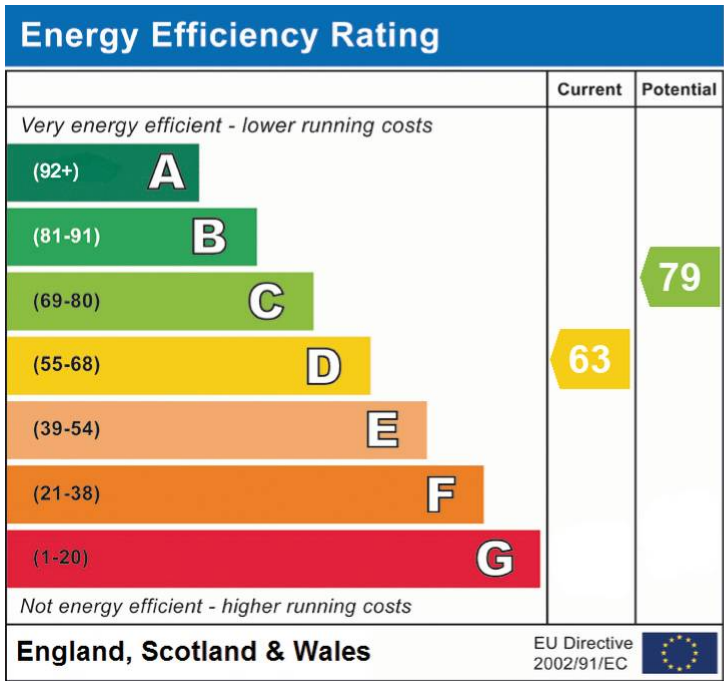
Double Glazing

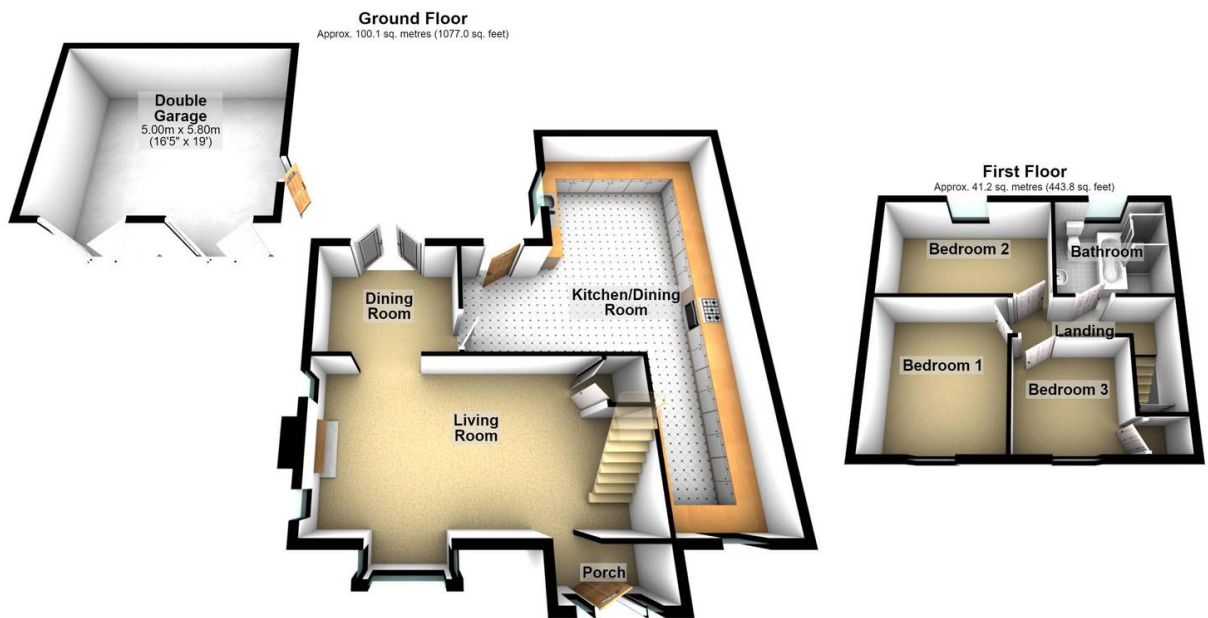
Full hardwood double glazed windows, uPVC French doors to the dining and composite stable style door to the kitchen.

Central Heating

There is a modern oil fired central heating system to radiators via an oil fired external boiler.







Total area: approx. 141.3 sq. metres (1520.8 sq. feet)

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