



POLLARD  
ESTATES

## 5 Durham Road

Wigmore, ME8 0JW

Offers in excess of £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

## Important Notice -

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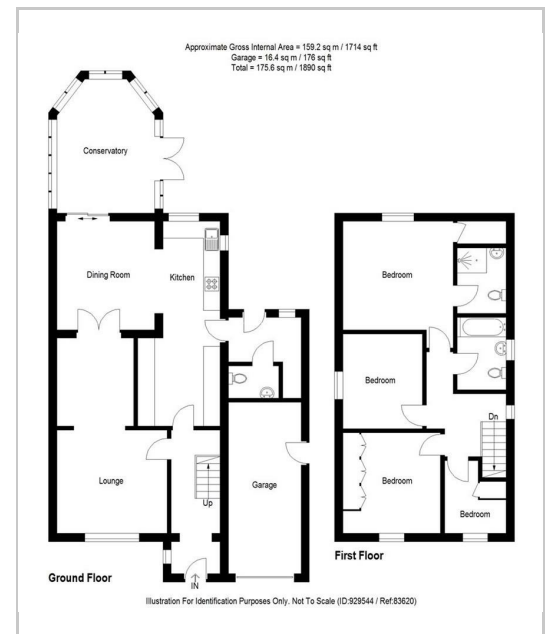
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## Area Map



## Floor Plans



## Energy Efficiency Graph

