GROUND FLOOR

1ST FLOOR

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Asking Price £1,150,000
Freehold

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A charming 1930's detached residence, ideally located just a short walk from Hill Head foreshore and set centrally within a larger-than-average, mature private plot. This attractive home offers spacious and versatile accommodation throughout, with excellent annexe potential. Retaining beautiful original features, including parquet flooring and oak panelling, the property combines character with modern living. The welcoming entrance hall leads to a sitting room, dining room, and an impressive kitchen/family room with bi-folding doors opening onto the garden. The ground floor further comprises a utility room, cloakroom, bathroom, and two generously sized bedrooms. Upstairs, a galleried landing with a seating area, leading to an additional separate living room with a balcony, alongside two further bedrooms, both benefiting from fitted wardrobes and en-suite facilities. Externally, the property offers ample off-road parking for multiple vehicles, a detached double garage, and beautifully maintained mature gardens to both the front and rear. The current vendors have carried out various upgrades and updates, along with full redecoration throughout the property, with the added benefits of solar panels. To arrange a viewing, contact Chambers on 01329 665700. 360 virtual tour available upon request.

Veranda

Front Door
Accessed via a Solid oak front door into the :

Entrance Hallway
15'4" x 6'9" (4.68 x 2.07)
Parquet flooring, staircase to first floor landing, oak wood wall panelling, smooth skimmed ceiling with feature Oak beams to ceiling, radiator.

Sitting Room
15'10" x 12'11" (4.85 x 3.95)
Parquet flooring, UPVC double glazed window and door open to gardens, a charming exposed brick fireplace with a gas stove, smooth skimmed coved ceiling, radiator,

Dining Room
15'10" x 14'10" (4.84 x 4.54)
A centre piece brick open fireplace (regularly used) Parquet flooring, double glazed window to front elevation, Oak wood wall panelling, feature Oak beamed ceilings. radiator.

Kitchen/Family Room
29'5" x 12'6" (8.99 x 3.83)
A beautiful extended kitchen providing a vaulted ceiling at one end fitted with Bi-folding doors opening onto the rear garden, Three additional full length windows allowing plenty of light to filter in. A velux window is also fitted with an Oak Beam to the ceiling, The kitchen is fitted with a comprehensive range of wall and base cupboard/drawer units with Granite workspace surrounds, inset sink unit with multi spray mixer tap, space for range style cooker with glass canopy cooker hood over, space for fridge/freezer, integrated Bosch dishwasher and wine cooler, Limestone tiled flooring with underfloor heating, space for large dining table and chairs, double glazed window to rear elevation, wall mounted boiler, smooth skimmed ceiling with inset spotlights, two radiators,

Inner Hallway
Limestone tiled flooring and Quarry tiled floor, UPVC double glazed door to rear garden, smooth skimmed ceiling, access doors to utility, WC, downstairs bathroom, bedroom four and Kitchen/Family room.

W C
Double glazed window to rear elevation, half tiled walls, radiator.

Utility Room
7'10" x 7'2" (2.4 x 2.2)
Double glazed window to rear elevation, modern fitted utility storage cupboards, inset sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, quarry tiled flooring, radiator.

Downstairs Bathroom
Double glazed window to rear elevation, fitted with a white suite comprising of a panel bath with Victorian style mixer taps, wall mounted wash hand basin, fully tiled walk in shower cubicle, half tiled walls, smooth skimmed ceiling with inset spotlights, ceramic tiled flooring, radiator.

Bedroom Three
16'1" x 15'0" (4.92 x 4.58)
Double glazed window to front elevation, radiator, wood Parquet flooring, feature brick fireplace, radiator.

Bedroom Four
16'1" x 15'1" (4.91 x 4.6)
Double glazed window to rear elevation, fitted vanity sink unit, radiator.

Galleried Landing
23'4" x 7'0" (7.13 x 2.14)
Solid wood balustrade and Oak panelled walls, feature Oak beamed ceiling, window to rear elevation. Seating area, Doors leading to bedroom two and sitting room.

Master Bedroom
21'3" x 16-4 (6.48m x 4.88m-1.22m)
Double glazed window to side elevation, three fitted double wardrobes, radiator, feature beamed ceilings, engineered wood flooring, fitted remote controlled air conditioning unit/heater, door to:

En-suite
Double glazed window to side elevation, large fully tiled shower cubicle, 'His and Hers' circular sinks with mixer taps, low level WC, feature Oak beamed ceiling, chrome heated towel rail, access to shelved airing cupboard, inset spotlights to smooth skimmed ceiling.

Guest Bedroom
20'11 x 16'0" (6.38m x 4.88m)
Double glazed window to side elevation, oak beamed ceiling, four fitted double wardrobes, radiator, access to eaves storage space, two radiator, door to:

En-suite Bathroom
Wooden Velux window, fitted with a white suite comprising of a panel bath with Rainfall shower head over, pedestal wash hand basin, low level WC, chrome heated towel rail, ceramic tiled floor.

First Floor Sitting Room with Balcony
15'11" x 19'1" (4.86 x 5.84)
A centre piece feature brick fireplace, stripped wood floor boards, Oak wood beams to ceiling, double glazed French doors to front balcony, double glazed bay window to rear elevation, radiator, door to guest bedroom and to rear landing area.

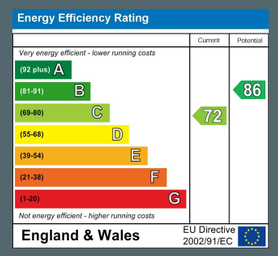
Twin Garage/Workshop
Twin wooden doors to each garage, eaves storage to one garage, power and light and rear door and window to garden, side door access.

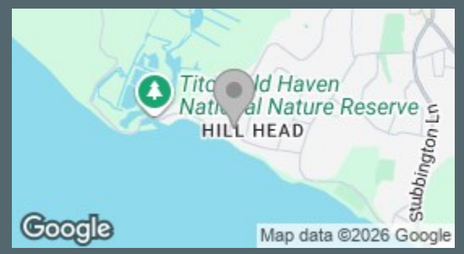
Gardeners Toilet/Storage Shed
These are brick built and are situated behind the garage

Front Garden/Driveway
An entrance with a long sweeping driveway offering ample parking, leading to the double garage/workshop, adjacent to the main front garden area laid to lawn and separate gated pathway leading to the front Veranda. The outlook to Old Street offers a high degree of privacy and seclusion.

Rear Garden
A well-established mature surrounding garden with a large patio area directly off the bi-folding doors, beyond the patio the garden opens into a generous lawn bordered by trees, potted plants and trellis with climbing plants. The far corner offers further storage such as a greenhouse and shed. Either side of the garage offers side access.

Solar Panels
The seller owns the solar panels. 12 panels on top of the garage.
2 storage batteries 3.5kw each.
Makemyhousegreen
Installed in 2023





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