



Sandra Davidson are pleased to present an opportunity to acquire this well maintained family house situated on the ever popular Woods Estate within walking distance to local shops and amenities. The property has scope to further extend STP and features three large bedrooms, a separate bathroom, two reception rooms, a generous rear garden and detached garage and can only be appreciated by an internal inspection. The property comprises:-





ENTRANCE

Fully enclosed storm porch leading to partly glazed wooden door with period stained glass window to entrance hall, with carpeted flooring, picture rail, radiator, carpeted stairs to first floor, period stained glass window to flank, two understairs storage cupboards one housing meters, door to:-

SITTING ROOM 5.50m max into bay x 4.18m max into alcove (18'1" max into bay x 13'9" max into alcove)

Double glazed bay window to front, further stained glass window to flanks, carpeted flooring, wall mounted lights, picture rail, lights, radiator,

DINING ROOM 4.90m x 3.46m max into alcove (16'1" x 11'4" max into alcove)

Single glazed windows to rear, glazed door leading to conservatory, picture rail, carpeted floor, wall mounted lights, feature light, radiator.

KITCHEN 3.95m x 2.72m (13'0" x 8'11")

Fitted wall and base units, work surface, tiled splash back, vinyl flooring, window to rear wall, single bowl single drainer

stainless steel sink unit, integrated gas hob with extractor hood, space for fridge and freezer, door to rear garden.

CONSERVATORY 3.46m x 1.59m (11'4" x 5'3")

Windows to flank and rear wall, french doors leading into garden, light.

FIRST FLOOR LANDING

Fitted carpet, stained glass window to flank, built-in airing cupboard, light, access to loft space.

BEDROOM ONE 5.50m max into bay x 4.08m max into Cpb (18'1" max into bay x 13'5" max into Cpb)

Single glazed bay window to front with radiator under, further stained glass window to flanks, carpeted flooring, lights, fitted cupboards, picture rail,

BEDROOM TWO 3.79m x 3.46m max into alcove (12'5" x 11'4" max into alcove)

Single glazed window to rear with radiator under, carpeted flooring, light, picture rail, fitted storage.

BEDROOM THREE 2.55m x 2.44m (8'4" x 8'0")

Double glazed three light oriel bay window

to front, carpeted flooring, period picture rail.

SEPARATE WC

Window to flank, carpeted floor, w.c, light.

FAMILY BATHROOM 1.81m x 1.81m (5'11" x 5'11")

Opaque window to rear with roller blind, partly tiled walls, carpeted floor, bathtub, hand wash basin inset into vanity unit, light.

EXTERIOR 27.332 (89'8")

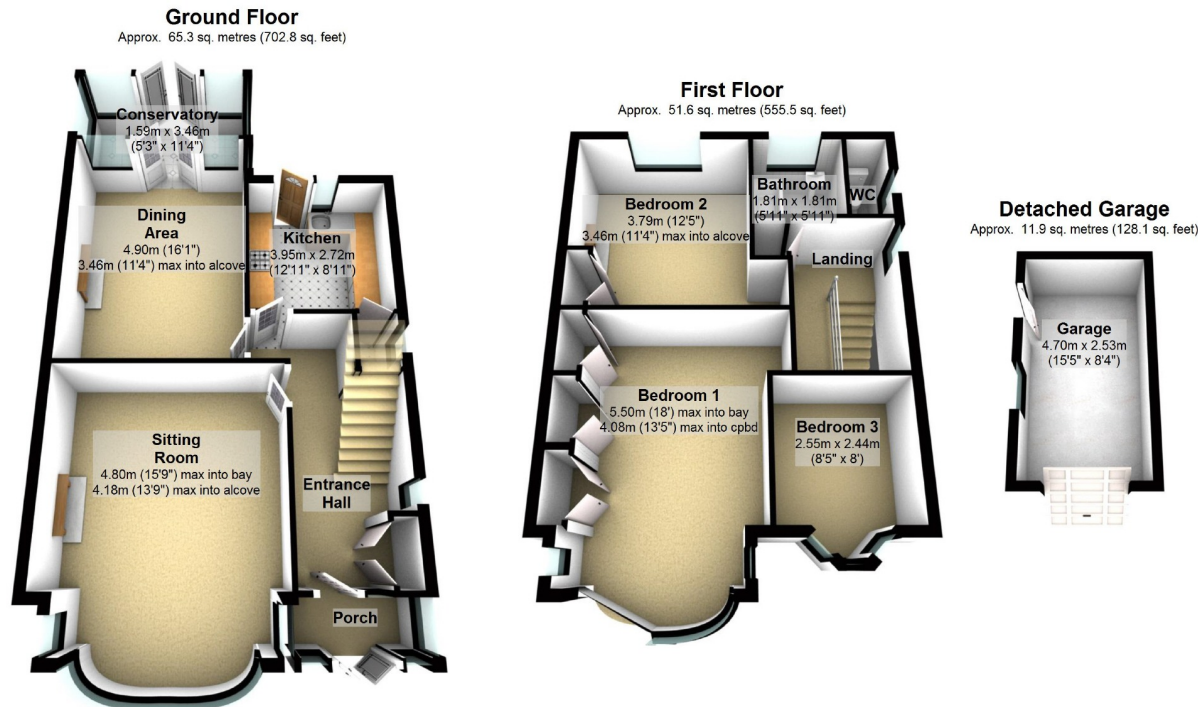
The rear garden is landscaped and approximately 90' with block paved patio area, remainder lawn with flower and mature shrub borders, a brick-built storage shed, external lighting, side access gate, door to:-

DETACHED GARAGE 4.7m x 2.523m (15'5" x 8'3")

Reached via own driveway, window to rear and flank, door to rear.







Total area: approx. 128.8 sq. metres (1386.4 sq. feet)

This plan is for illustration purposes only and may not be representative of the property. Plan created by Sandra Davidson Estate Agents www.sandradaavidson.com
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