



Sandra Davidson are pleased to present a rare opportunity to acquire this very well presented, extended family home situated on a sought after road in Clayhall within walking distance to Parkhill school and within the Beal School catchment. The property features four bedrooms (one En suite) and a family bathroom on the first floor, ground floor WC, through lounge, extended kitchen diner with marble flooring, rear garden and a detached detached garage via shared drive. The property also benefits from off street parking to the front and can only be appreciated by an internal inspection. The property is available NOW and comprises:





ENTRANCE

Via fully enclosed storm porch with marble flooring, light and a glazed door into entrance hall with marble tiled flooring, ceiling rose, period stain glass sidelights, radiator with ornate cover, carpeted stairs to first floor, fitted storage, Doors to:

RECEPTION

Double glazed bay window to front with fitted blinds and radiator under, ceiling rose with inset light, fitted storage, fitted carpet, interconnecting doors to:

LOUNGE

Fitted carpet, ceiling rose with inset light, radiator with ornate cover, opening to:-

KITCHEN/DINER

Fitted wall and base units, oak work-surface with tiled splash-back, one bowl sink with drainer unit, six ring gas hob with oven/grill below and extractor hood above, breakfast bar, marble floor tiles, radiator, spotlights to ceiling, double glazed window to rear with fitted blind, further double glazed door to rear leading into rear garden

GROUND FLOOR WC

Double glazed window to flank, low level WC with douche, hand wash basin inset to vanity unit, extractor fan, chrome plated

hated towel rail, tiled walls and flooring.

UTILITY AREA

Fitted wall and base units, work surface, double glazed window to flank, space and services for washing machine, walk through to kitchen area,

FIRST FLOOR LANDING

Double glazed window to flank, fitted caret, carpeted stairs leading to second floor, doors to:-

BEDROOM ONE

Double glazed bay window to front with fitted blind and radiator under, fitted cupboards, fitted carpet, light

BEDROOM TWO

Double glazed bay window to rear with radiator under, fitted carpet, light

BEDROOM THREE

Double glazed bow window to front with radiator under, fitted carpet, feature light.

BATHROOM

Enclosed walk-in shower cubicle with rainfall effect shower, low level WC with douche, hand wash basin inset to vanity unit, wall mounted mirrored medicine cabinet, chrome plated heated towel rail, tiled walls and floor, two double glazed

windows to rear.

SECOND FLOOR LANDING

Via carpeted stairs, door to:-

BEDROOM FOUR

Double glazed window to rear with radiator under, double glazed skylight window to front, fitted carpet, access to eaves store, spotlights inset to ceiling, wall mounted boiler, door to:-

EN SUITE

Enclosed walk-in tiled shower cubicle with power shower, low level WC with douche, pedestal hand wash basin with tiled splash back, wall mounted mirrored medicine cabinet, radiator, spotlights to ceiling, double glazed window to flank.

EXTERIOR

The rear garden is landscaped and approximately 75' with block paved patio area and steps down to remainder lawn with flower bed borders, gate to access personal side access, door to detached garage.

To the front of the property there is off street parking and access to detached garage via shared drive.

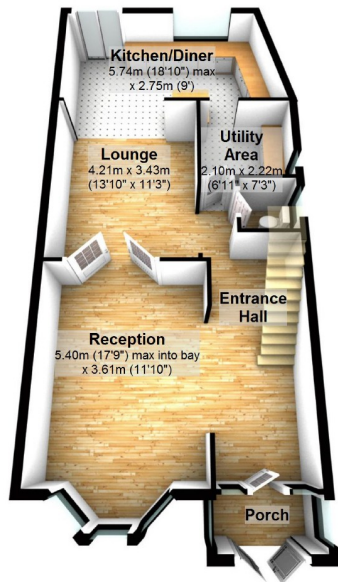
DETACHED GARAGE





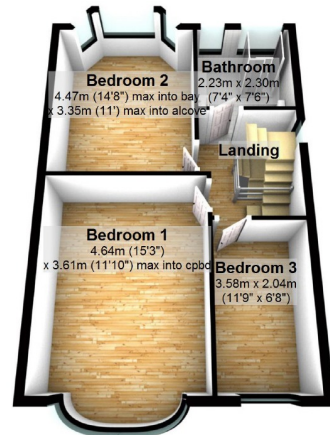
Ground Floor

Approx. 69.3 sq. metres (746.1 sq. feet)



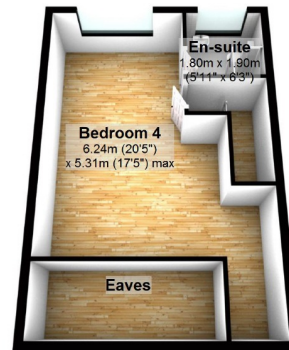
First Floor

Approx. 50.6 sq. metres (545.1 sq. feet)



Second Floor

Approx. 42.1 sq. metres (452.7 sq. feet)



Total area: approx. 162.0 sq. metres (1743.8 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.sandradaidson.com
Plan produced using PlanUp.