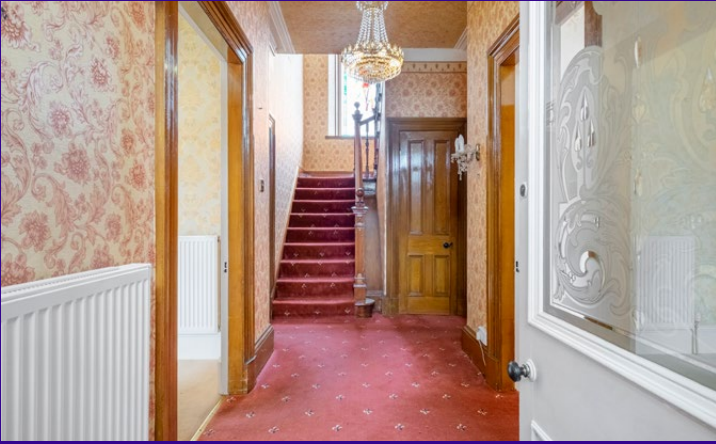


Offers Over £310,000





- Detached Villa
- Lounge
- Living Room
- Dining Room
- Dining Kitchen
- Sunroom
- 3 Double Bedrooms
- 2 Shower Rooms
- Gas CH, Dbl Glaz
- Gardens
- Garage



3



2



4



E



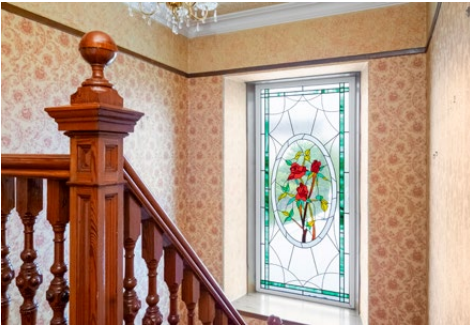
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Seldom seen on the market this is a desirable detached period home of great character. The subjects have retained many fine period features including timber work and ornate cornice work throughout. The subjects have been sympathetically restored and upgraded to a good order and early viewing is highly recommended.

The accommodation comprises on the ground floor level, entrance vestibule, spacious reception hallway, impressive lounge with bay window, living room, double bedroom, dining room, rear porch, spacious dining kitchen, shower room and sunroom. A wonderful turn period stair leads to the first floor level with feature coloured glazed window and mid-landing. The first floor level affords two well-proportioned double bedrooms (both with bay windows) and further spacious shower room.





The subjects lie within extensive and well tended garden grounds with the front garden being designed for easy maintenance. The larger rear garden grounds comprise two shaped lawns with well stocked and colourful flower borders all bounded by a stone dyke wall. Further patio terrace, timber shed and bin store. There is a sizeable single garage lying to the side with concrete floor and up and over door with access via large paviour style driveway providing excellent off-street parking.

Particular features include the wonderful ornate cornice work and centre pieces within the lower public rooms and a dining kitchen which provides ample room for table and chairs. It should be

noted that the freestanding range and white goods are to be included.

We are advised that the range is currently not connected to the gas supply.

Within the garden grounds there is a bespoke double glazed gazebo with hot tub to be included. We are advised also that the hot tub has not been operated for many years.

Gas fired central heating is installed backed up by double glazing and viewing is essential to fully appreciate this sizeable and attractive detached home.

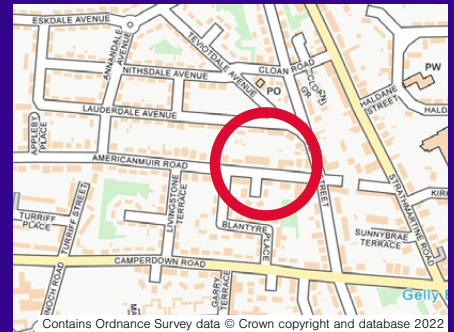




Accommodation (measurements are approx)

Lounge	4.26m x 5.52m	(14'0" x 18'1")
Living Room	3.92m x 4.25m	(12'10" x 13'11")
dining Room	3.79m x 3.86m	(12'5" x 12'8")
Dining Kitchen	3.63m x 5.01m	(11'11" x 16'5")
Shower Room	1.51m x 2.10m	(4'11" x 6'11")
Sunroom	3.11m x 5.60m	(10'2" x 18'4")
Bedroom	3.24m x 4.07m	(10'8" x 13'4")
Bedroom	3.84m x 5.60m	(12'7" x 18'4") into bay
Bedroom	3.75m x 5.60m	(12'4" x 18'4") into bay
Shower Room	2.25m x 2.37m	(7'5" x 7'9")





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DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

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