A very well presented three bedroom semi detached cottage sitting on a good sized plot with a large double garage/workshop with office above. The accommodation comprises entrance hall, open plan lounge/diner, fitted kitchen/breakfast room, conservatory, bathroom. On the first floor are three bedrooms. Externally there is a large lawned garden to the rear and parking for several cars.
ENTRANCE LOBBY
The property is entered via a uPVC semi glazed door leading into the entrance lobby. Stairs rise to first floor. Cupboard housing electric meters. Door to lounge.

LOUNGE (RECEPTION)
14’ 5 x 12’
Victorian style fireplace with tiled surround and wooden mantle housing an electric fire. Corner plinth with storage below. Window to front aspect. Opening to dining area.

DINING ROOM
12’ x 6’ 3
Patio doors opening into conservatory. Doors to kitchen and bathroom. Understairs storage cupboard.

BATHROOM
Fitted with a three piece suite comprising of bath with shower attachment and glazed screen over, hand basin and low level wc. Part tiled walls. Vinyl flooring. Pine clad ceiling. Window to rear aspect.

CONSERVATORY
17’ 3 x 10’ 6
Built of uPVC double glazing on dwarf walls. Patio doors opening onto rear garden. Tiled floor. Door to kitchen and double doors to dining room.

KITCHEN/BREAKFAST ROOM
20’ 11 x 8’ 2
Fitted with a range of wooden wall and base units with non-scratch work surfaces over incorporating a stainless steel one and a half bowl sink and drainer unit. Decorative tiled splashbacks to all relevant areas. Appliances include a Stove double oven, Neff gas hob with extractor over, Hotpoint washing machine, Hotpoint fridge, Hotpoint freezer and a Neff dishwasher. Window to both side and front aspects. Vinyl tiled flooring. Access to loft.

FIRST FLOOR LANDING
Access to attic. Doors to all key rooms.

BEDROOM 1
15’ 3 x 9’

BEDROOM 2
9’ 3 x 8’ 2
Window to rear aspect.

BEDROOM 3
6’ 9 x 6’ 3

EXTERIOR - FRONT
To the front of the property is a lawned garden which is bordered to the roadside by a low granite wall. A gravel pathway leads to the front door. To the side is a driveway which leads around to the rear of the property where there is ample parking and access to the garage/workshop.

EXTERIOR - REAR
The rear garden is mainly laid to lawn with mature shrubs, hedges and trees and enclosed by wooden fencing to both sides. At the bottom of the garden is a vegetable patch and fruit garden. There is also a garden shed which measures approximately 6’ x 8’.

GARAGE/WORKSHOP
Remote controlled electric up and over door. Door to side. Two windows to side aspect. Window to rear aspect and door to rear garden. Open tread wooden staircase leading to converted attic space which has been turned into a hobby room/office.

Please note: The vendors have met with Environment to discuss the possibility of converting the existing detached double garage with first floor workshop to a dower unit, en famille or home business office. The Department have indicated their general support as long as the main use remains as a dwelling and there is no significant impact on neighbours.
PRICE INCLUDES
Carpets, curtains and light fittings. Appliances as listed.

SERVICES
Mains water, electricity and drainage. Night storage heaters.

VIEWING
Strictly through the vendors agents, Shields.

TRP
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ANTI MONEY LAUNDERING LEGISLATION

Due to a change in the legislation as from the 1st March 2004 we are required to check your identification before:

1. Proceeding to market any property
2. Should you make an offer on one of our properties, and this offer becomes acceptable and before we can instruct solicitors to proceed with the transaction

Suitable identification can be current signed passport, new styled driving licence with photograph, Inland Revenue tax notification. This is a legal requirement and applies to all Estate Agents.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm’s employment has the authority to make or give any representation or warranty in respect of the property.

ACRE COTTAGE

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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