





****360 VIRTUAL TOUR**** A beautifully refurbished three-bedroom Victorian semi-detached house boasting a stunning extension, meticulously renovated to a superior standard. The highlight of the property is its remarkable open-plan kitchen, featuring high-end fixtures and Marble work surfaces. With three reception rooms, three generously proportioned bedrooms (including an en-suite master), and a beautifully landscaped garden, this home offers a perfect blend of period charm and modern comfort. Renovations include enhanced insulation, full rewiring, heat recovery ventilation in every room, and CAT 6 cabling. Viewing is highly recommended by appointment only to fully appreciate this exceptional property.



Accommodation

Entrance hallway

With coving to ceiling, UPVC front entrance door, stairs rising to the first floor and doors leading off to:

Living Room

With log burning stove having a tiled hearth and Adam style surround, central heating radiator, step down coving, ceiling rose and a double glazed window to the front elevation.

Sitting Room

With under floor heating, log burning stove having a granite hearth, door leading to a storage cupboard and stairs descending to the cellar, and an opening leading to the kitchen.

Kitchen

With under floor heating, a selection of matching units, marble preparation work surface, having integrated dishwasher, drinks cooler, fridge, freezer, induction hob, three electric ovens with warming draw, several under counter drawers, recessed spotlighting, bi-folding double glazed doors leading out onto the patio, roof lantern and doors leading to:

WC/ Utility

With marble work surface, space for washing machine, base units, low level wc, recessed spotlighting, heat recovery ventilation system, network switch for cat 6 and a loft hatch.

Dining Room

With central heating radiator, double glazed window



to the side elevation and sliding patio door leading out to the balcony.

Master Bedroom

With central heating radiator, double glazed window to the front elevation and a door leading to the en-suite shower room.

En-suite shower room

With a three piece suite comprising: low level wc, wash hand basin with mixer tap and vanity unit below, shower







cubicle with gravity shower and glass sliding door, central heating radiator and a double glazed window to the front elevation.

Bedroom Two

With central heating radiator and a double glazed window to the rear elevation.

Bedroom Three

With central heating radiator and a double glazed window to the side elevation.

Family Bathroom

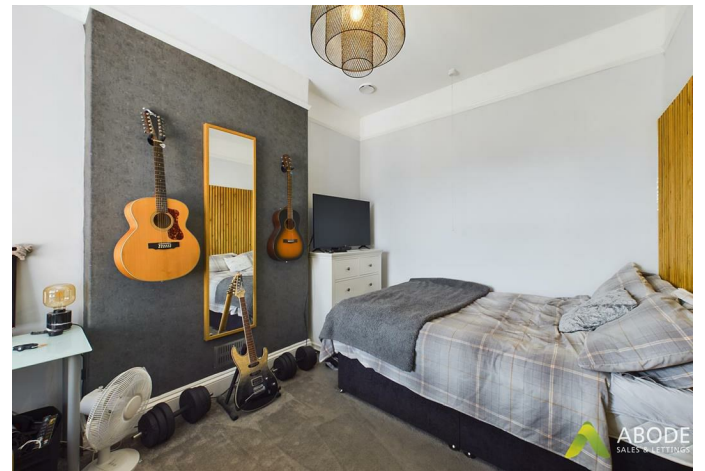
With a four piece suite comprising: low level wc, wash hand basin with mixer tap, freestanding bath with mixer tap and handset, shower cubicle with glass sliding doors and gravity shower over, double glazed window to the rear elevation and central heating radiator.



Outside

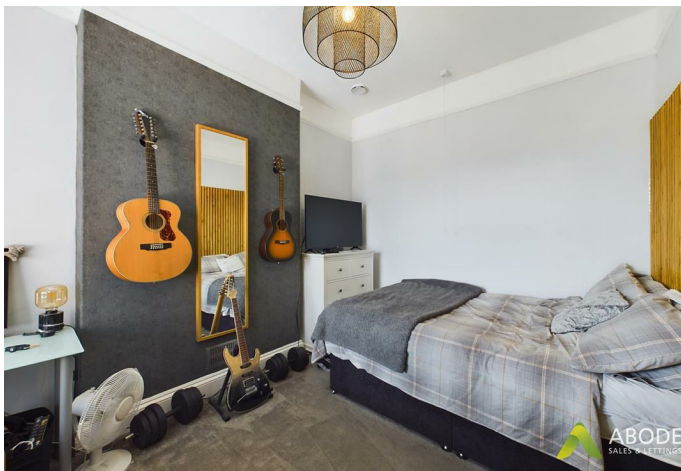
At the front of the property, you'll find a charming fore garden enclosed by a low brick wall topped with decorative wrought iron. A pathway leads to the entrance door, sheltered by a convenient storm porch. Moving to the rear, a delightful covered seating area awaits, complete with a Koi pond and timber storage space. The tastefully south facing landscaped garden features a lush lawn, well-stocked borders, and is enclosed by timber fencing. Notably, the garden is equipped with electric power points for added convenience.







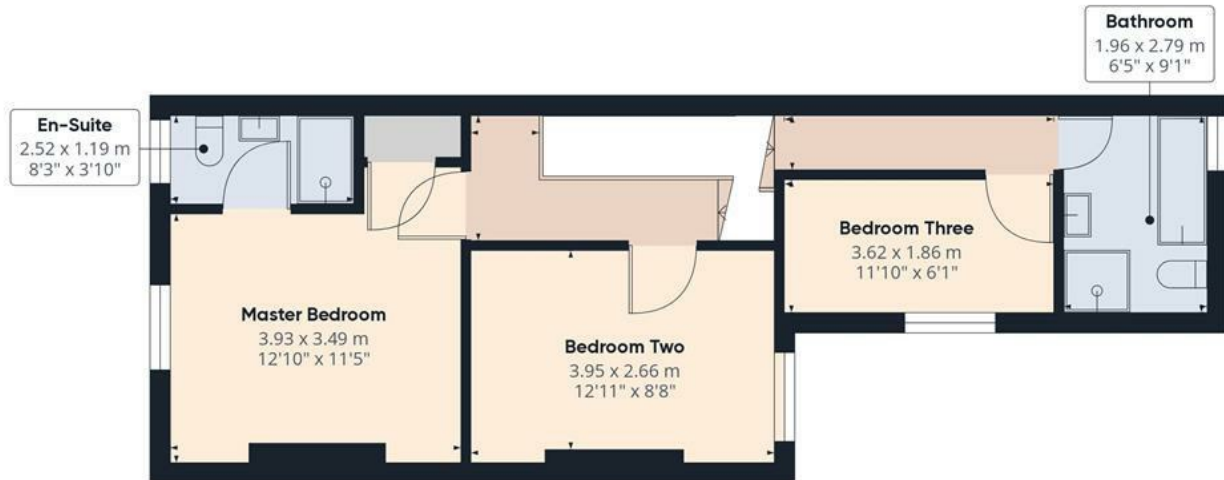






Floor 0

Approximate total area⁽¹⁾
127.25 m²
1369.68 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Approximate total area⁽¹⁾

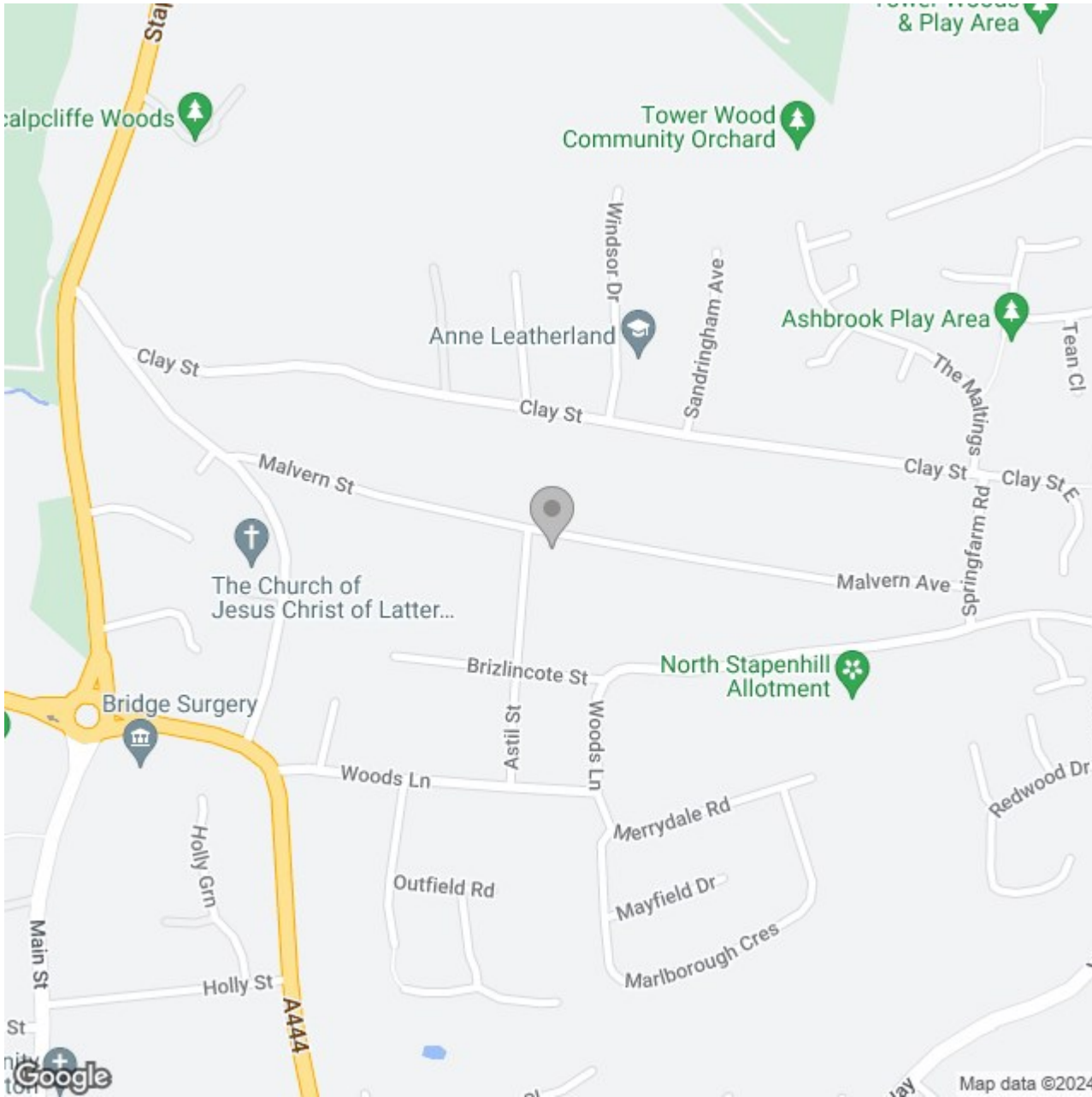
78.13 m²
841.02 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 0



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	