



WALLSIDE. HAWKSHEAD ROAD, LITTLE HEATH EN6 1LU

Asking Price £925,000 | Freehold

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ESTATE AGENTS



## Property Overview

"A substantial three/four bedroom detached family property which has been extended over the years by the current owners to provide both spacious and flexible living space.

Accommodation comprises entrance hall with cloakroom, a spacious sitting room with open staircase interconnecting to the conservatory with side doors to garden and garage. Additionally there is a modern kitchen/breakfast room with integrated Neff appliances and granite worktops, large separate lounge, two/three ground floor bedrooms and a newly refurbished family bathroom. To the first floor is a stunning master suite with plenty of built in wardrobes/storage into eaves and en-suite facilities. The property is approached by a carriage drive with plenty of parking, a car port and feature 35ft garage to side. To the rear are beautiful mature landscaped gardens with well kept lawn seating areas and patio."



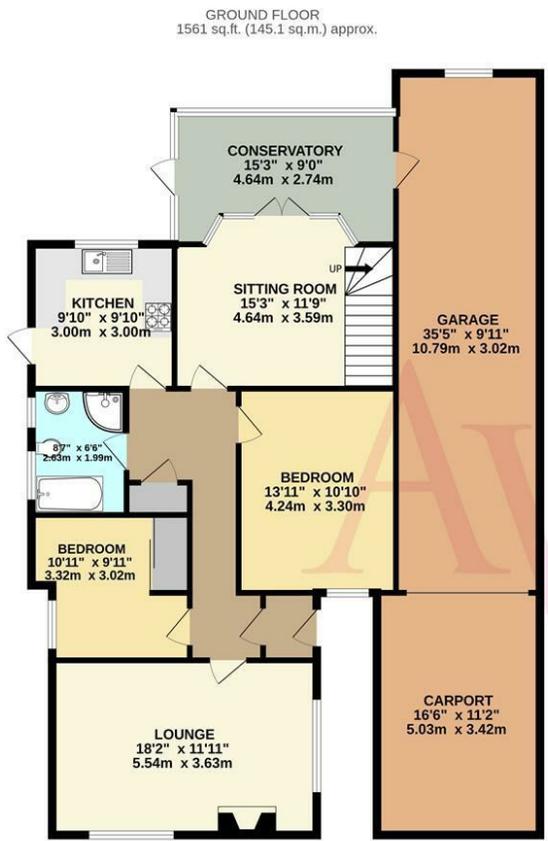


## Property Features

- Sitting Room: 15'3 x 11'9
- Kitchen: 9'10 x 9'10
- Conservatory: 15'3 x 9'0
- Garage: 35'5 x 9'11
- Carriageway Drive
- Three/Four Bedrooms
- En Suite to Master
- Modern Family Bathroom
- Lounge/Fourth Bedroom: 18'2 x 11'11
- Beautiful Landscaped Garden

## Agents Notes

The property offers versatile living space and can be arranged as either four bedrooms, two receptions or three bedrooms, three receptions. The garage is ideal for someone who either works from home and currently has a games area and workshop area to rear. Potential to extend further into loft space (STPP).



TOTAL FLOOR AREA: 1943 sq.ft. (180.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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