



**TOTAL FLOOR AREA : 273.87 sq. m. ( 2947.94 sq. ft. ) approx.**  

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Occupying an elevated and private position, this substantial six bedroom Victorian family home offers spacious and versatile living accommodation which is set over four floors.

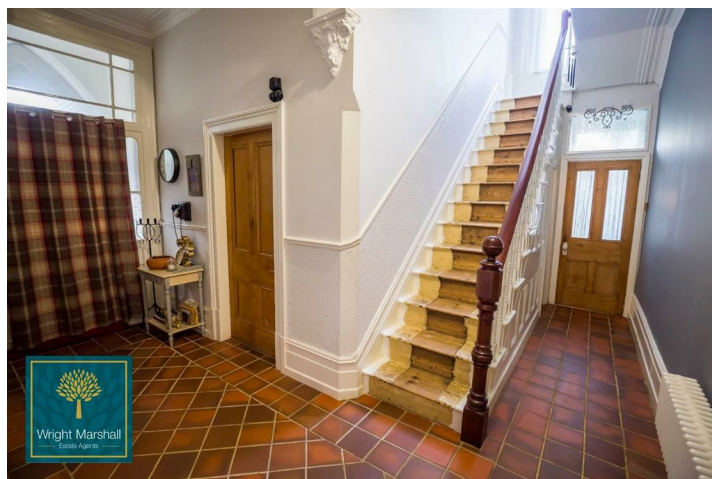
The beautifully presented property offers a wealth of character features throughout, with six bedrooms, three reception rooms, three bath/shower rooms.

### ENTRANCE PORCH

Stone steps lead up to a solid timber entrance door, opening into the porch. With tiled flooring and a timber door.

### RECEPTION HALLWAY

A spacious hallway with tiled flooring, two traditional radiators and a staircase rising to the upper floors.



### CLOAKROOM WC

Fitted with low level wc and pedestal wash hand basin. With part tiled walls and a radiator.

### LIVING ROOM

15'4 x 14'9 (4.67m x 4.50m)

With a large front aspect double glazed window, a feature fireplace with marble surround and open fire, timber flooring, picture rail and radiator.



### SITTING ROOM

15'4 x 14'10 (4.67m x 4.52m)

A second reception room with front aspect double glazed bay window, feature fireplace with open fire, timber floor boards, two hand made built in storage units, picture rail and a radiator.



### KITCHEN & DINING ROOM

28'3 x 15 (8.61m x 4.57m)

The kitchen is fitted with a range of oak wall and base level units with granite work surface which incorporate a large Belfast sink unit. With a large Britannian range cooker with extractor over and space for additional appliances. Tiled flooring, television point, two rear aspect double glazed windows and a door leading outside.



### UTILITY ROOM

9'5 x 7'1 (2.87m x 2.16m)

Fitted with a range of base level units and work surface over, with space for appliances and plumbing for a washing machine, stainless steel sink and drainer unit and a double glazed window.

### CELLAR

Access from the main entrance hallway, stairs lead down to a large cellar which benefits from power and lighting.

### FIRST FLOOR LANDING

A large landing with side aspect double glazed window, storage cupboard and a radiator. Stairs continue to the second floor.

### MASTER BEDROOM

15 x 14'9 (4.57m x 4.50m)

A large bedroom with double glazed window, fitted double wardrobe, television point and a radiator. Door leading to the en-suite shower room.



### EN-SUITE SHOWER ROOM

Fitted with a walk in shower cubicle, low level wc and a pedestal wash hand basin. With part tiled walls, wood effect flooring, double glazed window and a radiator.

### BEDROOM TWO

14'5 x 13'3 (4.39m x 4.04m)

A large double bedroom double with double glazed window, and a radiator.



### BEDROOM THREE

15 x 14'7 (4.57m x 4.45m)

A double bedroom with rear aspect double glazed window, wood effect flooring and a radiator.

### BEDROOM FOUR

12'5 x 9'9 (3.78m x 2.97m)

A double bedroom with rear aspect double glazed window and a radiator.



### FAMILY BATHROOM

A good sized bathroom which is fitted with a four piece suite which comprises, a walk in shower cubical, free standing bath, low level wc and pedestal wash hand basin. With dual aspect windows and an extractor fan.

### SECOND FLOOR

Stairs rising from the first floor, with velux roof window and doors to,

### BEDROOM FIVE

13;3 x 9'2 (3.96m;0.91m x 2.79m)

A double bedroom with double glazed window and a radiator.



### BEDROOM SIX

13'3 x 10'1 (4.04m x 3.07m)

Currently used for storage by the current owners.

### BATHROOM

The recently fitted bathroom comprise, a panelled bath, walk in shower cubicle, low level wc and wash hand basin. Timber flooring and a double glazed window.

### OUTSIDE

The property is approached over a long driveway which leads to a large pitched roof car port. The gardens have been designed for ease of maintenance with the rear garden offering adequate space for seating/dining areas, whilst to the front there is a lawned garden and plenty of off road parking.

