



Offered to the market with NO ONWARD CHAIN - This stunning architect-designed detached house and former workshop conversion offers versatile and well-proportioned accommodation in a secluded yet convenient location set back from Manchester Road. The ground floor comprises an entrance hall leading to a spacious open-plan kitchen/dining area with vaulted ceiling and full-height windows, a large 337.61 ft² living room, conservatory, utility room, principal bedroom with ensuite wet room, and a fourth bedroom/study. The first floor houses two further double bedrooms and a shower room. Externally, the property benefits from ample off-road parking and an enclosed, low-maintenance rear garden. Located close to the town centre, it offers easy access to local amenities, schools, and transport links.

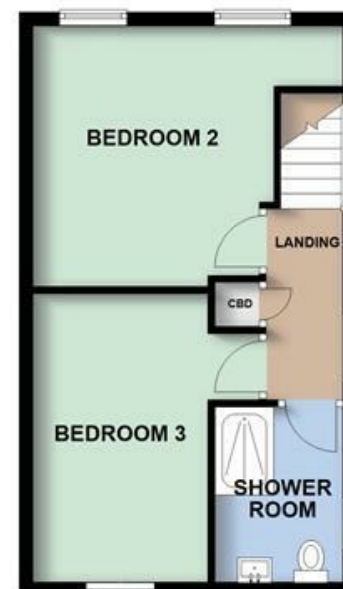
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GROUND FLOOR



FIRST FLOOR



All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

MISREPRESENTATION ACT 1967.

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ENTRANCE HALL

134 x 7'11 (max) (4.06m x 2.41m (max))
Entrance door, double glazed windows, radiator, under stairs cupboard, tiled flooring, stairs to the first floor, and a door leading to the rear garden.



KITCHEN

10'11 x 17'2 (3.33m x 5.23m)
Double glazed windows, fitted wall, base and island units, space for a range cooker, 1.5 bowl sink with a mixer tap over, integral microwave, fridge, freezer and dishwasher, radiator, and tiled flooring.



LIVING ROOM

19'8 x 17'2 (5.99m x 5.23m)
External door and double glazed windows, multi fuel burner, radiator, and oak flooring.



CONSERVATORY

10'7 x 14'10 (3.23m x 4.52m)
uPVC double glazed double doors and tiled flooring.



BEDROOM ONE

14'6 x 15'1 (4.42m x 4.60m)
Two uPVC double glazed windows, radiator, and a dressing area.



EN SUITE

11'8 x 7'2 (3.56m x 2.18m)
uPVC double glazed obscured glass window, wet room style shower, wash basin with a mixer tap, WC with a push flush, radiator, tiled walls and flooring.



UTILITY ROOM

4'10 x 7'1 (1.47m x 2.16m)
Sink and drainer with a mixer tap over, plumbing for a washing machine, and tiled flooring.

BEDROOM FOUR / STUDY

Door, double glazed window, and a radiator.



FIRST FLOOR LANDING

Double glazed window and built in cupboard.

BEDROOM TWO

12'8 x 12 (3.86m x 3.66m)
Two double glazed windows and a radiator.



BEDROOM THREE

14 x 8'6 (4.27m x 2.59m)
Double glazed window and a radiator.



SHOWER ROOM

9'2 x 6'3 (2.79m x 1.91m)
Double glazed windows, walk in shower cubicle with a wall mounted shower fitment, wash basin with a mixer tap, WC with a push flush, radiator, tiled walls and flooring.



EXTERIOR

To the front there is a tarmac driveway along with a stone outbuilding providing useful storage. To the rear is an enclosed, low maintenance garden featuring a decking, a stone paved patio seating area, flowerbeds, mature trees, a small pond, and a further stone outbuilding that could be used as a workshop.

