

# VIEWING ESSENTIAL- VERY DECEPTIVE / MASSIVELY EXTENDED SEMI DETACHED HOUSE / FANTASTIC OPEN PLAN LIVING / ISLAND STYLE KITCHEN WITH ANTHRACITE UNITS / INTEGRATED APPLIANCES / 3 or 4 BEDROOMS, 2 BATHROOMS / AIR SOURCE HEAT PUMP / EV CHARGE POINT / LARGE REAR GARDEN //

Viewers will be surprised, or even shocked at how much family space this extended semi has to offer. With a large side/ rear extension creating a more contemporary open plan 3/4 bedroom house. It has a newly installed air source heat pump system, pvc double glazing and briefly comprises: Entrance hall, large open plan living dining kitchen, including feature island, integrated appliances, a utility area, side lobby contemporary styled ground floor shower room, a large second lounge with bifolds onto the rear garden and an office or even bedroom 4. On the first floor there are 3 good sized bedrooms and a modern white bathroom. Outside the front offers ample parking, the rear is subdivided to create a family garden mainly lawned with a large patio area, and addition area with large shed/ workshop. Very popular road way within Hungerhill catchment, access to local shops, supermarkets etc. EARLY VIEWING RECOMMENDED.

### **ACCOMMODATION**

A composite modern type entrance door leads into the property's entrance hall.

### **ENTRANCE HALL**

This is all smartly finished, it has a feature half panelled wall with a staircase to the first floor accommodation. Checkerboard effect tiled floor covering, oak skirting, central ceiling light and a coat rail. An oak interior door leads through into a beautiful open plan living dining kitchen.

## LARGE OPEN PLAN LIVING/ DINING/ KITCHEN 22'0" max x 18'0" max (6.71m max x 5.49m max)

This is probably best demonstrated by the floor plan and photographs. The room is zoned, there is a more informal sitting area with a media wall. Within the dining area there is a feature ornamental fireplace with stone hearth and ceramic tiled insets including an oak mantel. There are two PVC double glazed windows, inset spotlighting the ceiling, three contemporary style tall radiators, a lacquered raw steel look and a deep recess suitable for flat screen TV etc. Again all finished with oak skirting.

This continues by way of a feature breakfast island through into the kitchen and leads towards the utility area.

The kitchen is beautifully fitted with a range of high and low level units finished with an anthracite cabinet door, a contrasting oak block work surface, and a host of integrated appliances include a four ring induction hob, matching twin ovens, central

# **OUTSIDE**

The property stands on a good sized plot, to the front there is decorative stones providing hardstanding for several vehicles.

The rear has been subdivided to create a more formal garden area which has a slate paved patio with contrasting decorative stones this leads onto a larger lawn with fencing, hedging to the perimeters. Beyond that lies a further garden area which includes a large shed/ workshop.

# **AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Central heating system via an air source heat pump. Air conditioning and heating fitted to several rooms. Age of air source heat pump 2025.

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

microwave and warming drawer and an integrated wine cooler. There is inset spotlighting to the ceiling, a continuation of the oak flooring, deep cupboard recess and two anthracite coloured double glazed opening doors which lead onto the rear patio and garden.

## **UTILITY AREA**

There is a composite sink with mixer tap, plumbing for an automatic washing machine and dishwasher, room for a tall fridge freezer and an exterior composite door which gives access to the side elevation. From here a door gives access to a ground floor shower room.

#### **GROUND FLOOR SHOWER ROOM**

This is all beautifully finished with modern tiling, including a rainfall style shower head and rinse, wash hand basin, low flush WC, gold coloured contemporary style radiator, wall mirror, extractor fan and inset spotlighting to the ceiling, under floor heating.

#### LOUNGE

# 13'8" x 11'1" (4.17m x 3.38m)

A large room with bifold doors which lead onto the rear patio and garden. There is a ceiling light and gold coloured electrical fittings. A further door continues into the ground floor office/ Bedroom 4.

# **GROUND FLOOR OFFICE / BEDROOM 4** 11'1" x 10'6" (3.38m x 3.20m)

This has two PVC double glazed anthracite windows including a feature pyramid style window which gives an outlook to the rear. There is a central light plus deep recessed storage.

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### FIRST FLOOR LANDING

There is a PVC double glazed window to the front elevation, inset spotlighting to the ceiling, continuation for the panelling and an oak banister rail.

#### **BEDROOM 1**

### 14'2" x 10'1" (4.32m x 3.07m)

Beautiful double bedroom having deep built-in wardrobes concealing hanging rail and storage, inset spotlighting to the ceiling, PVC double glazed window and two contemporary style radiators.

#### **BEDROOM 2**

# 10'9" x 7'10" (3.28m x 2.39m)

A good sized second bedroom, it has a PVC double glazed window to the rear, two central heating radiators and inset spotlighting to the ceiling.

## **BEDROOM 3**

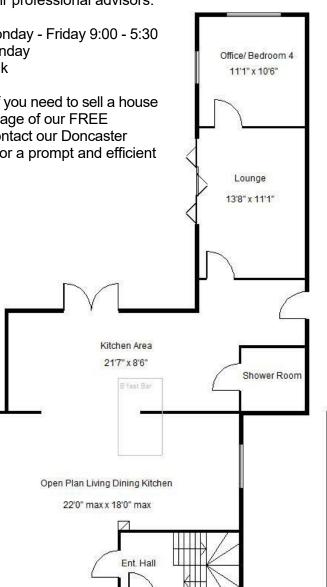
## 9'8" x 7'6" (2.95m x 2.29m)

Still a good sized bedroom it has a PVC double glazed window to the front, two contemporary style radiators and inset spotlighting to the ceiling.

#### **HOUSE BATHROOM**

# 7'6" x 4'10" (2.29m x 1.47m)

Fitted with a contemporary style free standing bath with shower over including a rainfall style shower head, mixer tap with glazed shower screen, a pedestal wash hand basin and a low flush WC. There is a period style column type radiator and towel rail, a PVC double glazed window, inset spotlighting to the ceiling and a deep built-in cupboard which houses the air source heat pump.





**England & Wales**