

Maxwell Estate Agents



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REF: LS1190

Price: £695,000

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A superb detached house situated in a quiet lane giving a good degree of privacy with woodland and rural views to the side and rear of the property. The property benefits from a south west and south east facing aspect. This 3 Bedroom family home offers spacious living accommodation with a conservatory to the rear of the property offering panoramic views of the rural surroundings. The property offers an abundance of mature shrubs/bushes/flower borders within the rear tiered garden which is on 4 levels, to the side of the property there is a gravelled driveway offering parking for 5 vehicles. Underneath the property is a large store room which houses the boiler, washing machine, etc. The property sits within the catchment area of Le Houquette Primary School.



3 Bedrooms



Kitchen



Dining Room



Rural Views

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Entrance Porch

0.92M (3') X 1.09M (3'7")

- Wooden front door with obscure inserts
- Coir entrance flooring

Under Stair Cupboard

0.94M (3'1") X 1.00M (3'3")

- Fitted carpet
- Wooden shelving
- Spot light
- Coat hooks

Dining Room

3.14M (10'3") X 3.02M (9'10")

- Wooden door with glass inserts
- Solid wood floor
- Feature ceiling light
- Phone point
- Radiator
- Bi-folding wooden glass pane doors to conservatory



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Dining Room



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Shower Room

2.66M (8'8") X 1.66M (5'5")

- Fully tiled walls and floor
- 3 piece suite with glazed shower cubicle
- Full length mirror fronted medicine cabinet
- Upvc obscure window to front aspect
- Heated towel ladder
- Ceiling light



Kitchen

3.68M (12') X 2.80M (9'2")

- Solid wood floor
- Upvc windows to rear and side aspect
- Wooden floor and wall units
- Granite worktops and splash back
- Breakfast bar with pull out table
- Integrated Belfast sink
- Tiled wall and splash backs
- Appliances include, Gas Hob, Neff double oven, Neff extractor fan, Hotpoint fridge freezer,

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Kitchen



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Rear Porch

2.32M (7'7") X 1.02M (3'4")

- **Wooden back door with glass inserts**
- **Heated towel ladder**
- **Entrance mat**
- **Ceiling spot lights**
- **Wooden wall units**
- **AEG washing machine**

Conservatory

6.30M (20'8") X 3.92M (12'10")

- **Panoramic rural views across St Peters**
- **Wood flooring**
- **Dimplex heaters**
- **Double doors to top terrace**
- **Ceiling and window blinds**
- **Recessed ceiling lights and spot lights**
- **Phone/TV point**
- **Bi-folding wooden glass panel doors to Living Room**



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Conservatory



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- Radiator
- Upvc window to side aspect
- TV/SAT points

Living Room

4.76M (15'7") X 4.22M (13'10")

- Solid wood floor
- Integrated white wall cabinets with cupboards
- Feature gas living fire



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Landing

4.20M (13'9") X 1.26M (4'1")

- Large Upvc window to front aspect
- Loft hatch
- Feature wall shelves
- Radiator
- Fitted carpet
- Ceiling light



Family Bathroom

2.42M (7'11") X 1.74M (5'8")

- Fully tiled floor and wall
- 4 piece suite in white
- P shaped panel bath with shower attachment
- Glazed shower cubicle
- Vanity unit with cupboard
- Mirror fronted medicine cabinet
- Vent Axia extractor fan
- Heated towel ladder
- Upvc window to side aspect

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Bedroom 2

3.60M (11'9") MAX 2.80M (9'2") MAX

- Fitted carpet
- Phone point
- Fitted floor and wall cupboards in white
- Upvc windows to rear and side aspect
- Ceiling spot lights
- Radiator



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Dressing Room/Bedroom 3

3.06M (10') X 2.80M (9'2")

- Fitted run of wardrobes and floor cupboards with drawers
- Upvc pane window to rear
- Granite worktop
- Raised hand basin
- Radiator
- Towel holder
- Wall mirror
- Feature ceiling light



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Master Bedroom

4.82M (15'9") X 4.20M (13'9")



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Master Bedroom

4.82M (15'9") X 4.20M (13'9")



- Fitted carpet
- Run of fitted wooden wardrobes and drawers
- Radiator
- Recessed ceiling light
- Upvc pane windows to rear and side aspect
- Feature ceiling light
- Wall reading lights

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Rural View

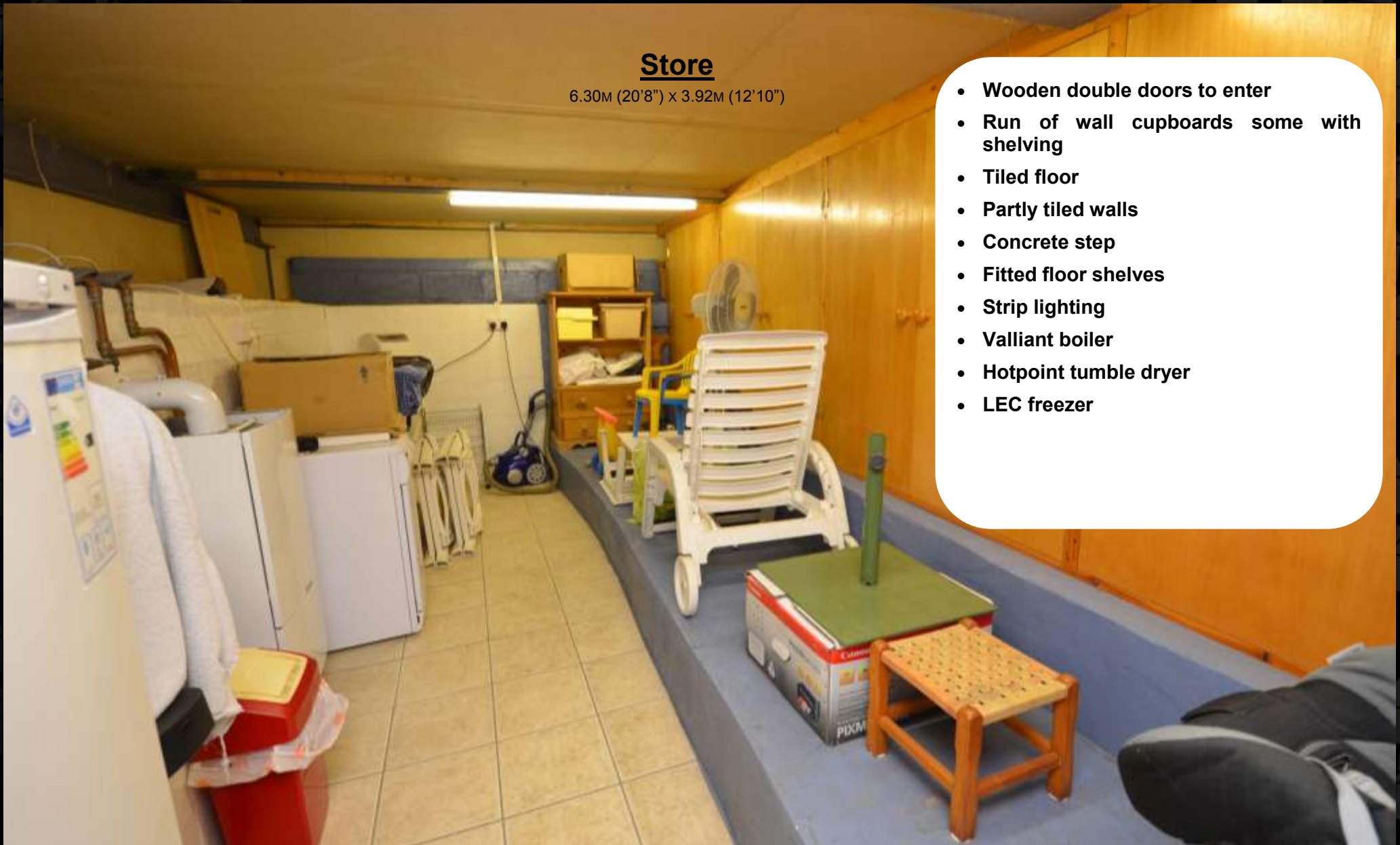


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Store

6.30M (20'8") x 3.92M (12'10")

- Wooden double doors to enter
- Run of wall cupboards some with shelving
- Tiled floor
- Partly tiled walls
- Concrete step
- Fitted floor shelves
- Strip lighting
- Valliant boiler
- Hotpoint tumble dryer
- LEC freezer



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Tiered Garden



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Tiered Garden



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Tiered Garden



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Tiered Garden



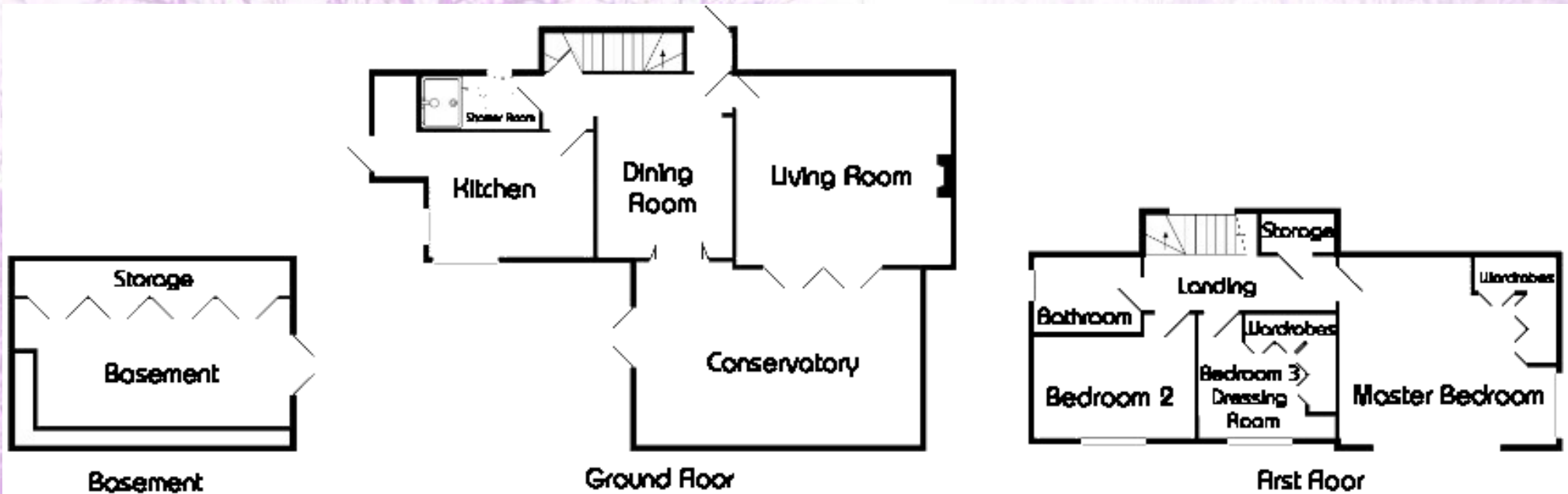
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Rural View



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FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 longer guarantee as to their operability or efficiency can be given

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ADDITIONAL INFORMATION

TRP: 180

PERRY'S REF: 27 F2

SERVICES

CESSPIT

MAINS WATER

MAINS ELECTRIC

GAS CENTRAL HEATING

VIEWINGS

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