







This impressive six-bedroom semi-detached character property offers spacious and versatile living accommodation, perfectly blending traditional charm with modern practicality. Boasting three inviting reception rooms and showcasing a wealth of character features, this home is ideal for families seeking both comfort and style. The property benefits from two bathrooms, providing convenience across its generous layout. Externally, off-street parking is provided via a driveway and carport, while the good-sized garden offers a perfect space for relaxation or entertaining. This is a rare opportunity to acquire a unique property with both character and functionality.





## Accommodation

### Ground floor

Accommodation is accessed via a glazed front entrance door, opening into an entrance porch with a further wooden door featuring a traditional knocker and letterbox. This leads into an elegant entrance hallway with solid wood flooring, a sash-style window to the side elevation, coving to the ceiling, and a central heating radiator. The hallway features a staircase ascending to the first floor and another descending to the basement. Doors lead off to the principal ground floor rooms.

The dining room is a particularly spacious and inviting reception room, enhanced by a beautiful bay-fronted sash window with three large sash panes that fill the space with natural light. This room also features a fireplace, coving to the ceiling, and a central heating radiator, making it ideal for entertaining or family dining.

The sitting room, another generously proportioned reception space, includes step-down coving, a charming fireplace with a tiled back and hearth, and three sash windows to the front elevation, creating a bright and airy feel.

A third versatile reception room offers excellent flexibility to suit a variety of needs, such as a study, hobby room, or playroom. It features windows to the rear and side elevations, a side access door, tiled flooring, and a central heating radiator.

The kitchen is well-appointed with a range of matching wall and base units, straight-edge preparation work surfaces, under-counter drawers and cupboards, and space for a cooker, fridge, and dishwasher. Additional features include a window to the rear elevation, recessed spotlighting, and a central heating radiator. A door leads from the kitchen to the utility room.



The utility room is fitted with base units, a sink with a mixer tap and drainer, and ample space for white goods, including a washing machine, fridge-freezers, and tumble dryer. A door provides convenient access to the garden, making this space both practical and functional.

### First Floor

Ascending from the entrance hallway, the first-floor landing is both spacious and elegant, featuring a sash window to the side elevation, coving to the ceiling, and ample room for additional furniture. The landing provides access to the bedrooms and bathrooms on this level.











The family bathroom includes a low-level WC, a bath with tiled splash backs, and a pedestal sink with individual hot and cold taps. A sash window to the rear elevation allows natural light to fill the space, complemented by a central heating radiator for added comfort.

One of the double bedrooms features fitted wardrobes and a selection of built-in cupboards, a central heating radiator, and a window to the rear elevation, creating a well-proportioned and practical space.

A second double bedroom boasts a sash window to the front elevation, original-style floorboards, coving to the ceiling, and a central heating radiator, offering a blend of traditional charm and modern functionality.



A further double bedroom is bright and generously sized, with sash windows to both the front and side elevations, coving to the ceiling, and a central heating radiator. This room also benefits from a walk-in washroom, equipped with a sink featuring individual hot and cold taps, tiled splash backs, a central heating radiator, and recessed lighting.

The primary bathroom is impressively appointed with a luxurious four-piece suite, including a corner bath with a mixer tap and handset shower attachment, a walk-in shower with a gravity-fed shower and tiled splash backs, and a wash hand basin set within a marble-topped vanity unit with storage drawers below. Additional features include a low-level WC, a heated ladder towel rail, built-in bespoke cupboards, tiled splash backs, recessed spotlighting, and a window to the rear elevation, all combining to create a beautifully finished and practical space.

#### Second Floor

The second-floor landing ascends seamlessly from the first-floor landing and is thoughtfully designed with a skylight that fills the space with natural light. This generous landing includes a study area, making it a practical and versatile feature for those needing a quiet workspace or additional



storage.

Doors lead to a well-proportioned bedroom, which features a sash window to the rear elevation, a central heating radiator, and a charming cast iron fireplace that adds character and charm to the space. A door leads to another bedroom, similarly equipped with a central heating radiator, sash window to the rear elevation, and a decorative cast iron fireplace, offering a consistent theme of period elegance across the property.

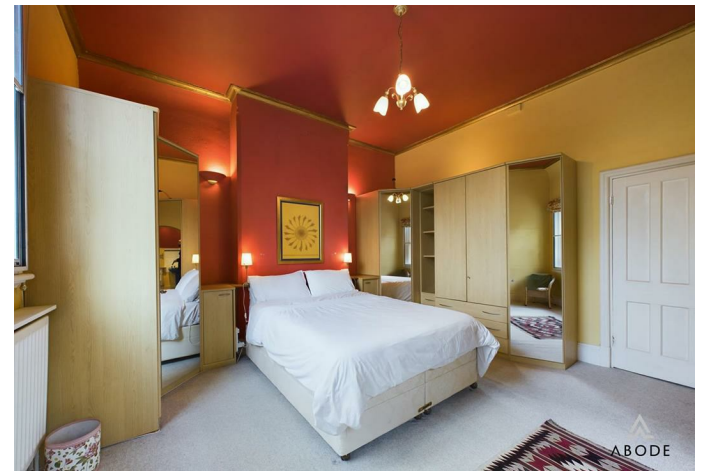
#### Outside

The exterior of the property is as impressive as its interior, offering both functionality and charm.

To the front, a block-paved driveway provides ample off-street parking, complemented by a double carport for additional convenience. Steps lead up to the inviting front entrance door, flanked by a neatly laid lawn garden to the side, adding a touch of greenery and curb appeal.

At the rear, the property boasts a delightful patio area, perfectly suited for outdoor seating and entertaining. Beyond the patio, steps ascend to the main garden, a beautifully maintained space predominantly laid to lawn, adorned with a variety of mature shrubs and trees. The garden offers a tranquil retreat, enclosed by well-established hedgerow and timber fencing to ensure privacy. Two outbuildings provide additional storage or potential for versatile use, further enhancing the practicality of this outdoor space.





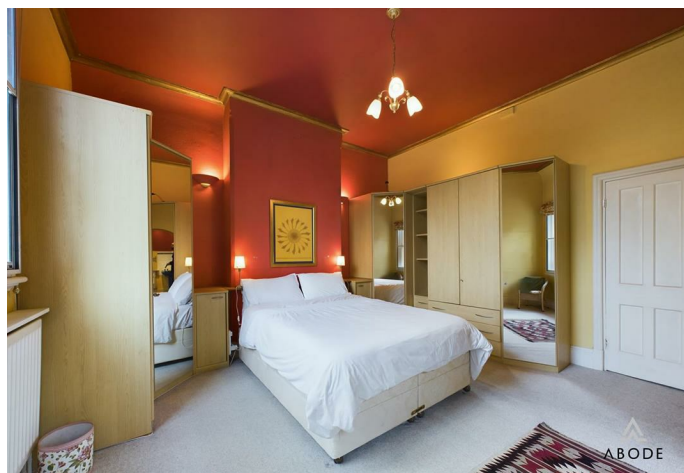
















Floor 0

Approximate total area<sup>(1)</sup>

128.62 m<sup>2</sup>

1384.45 ft<sup>2</sup>

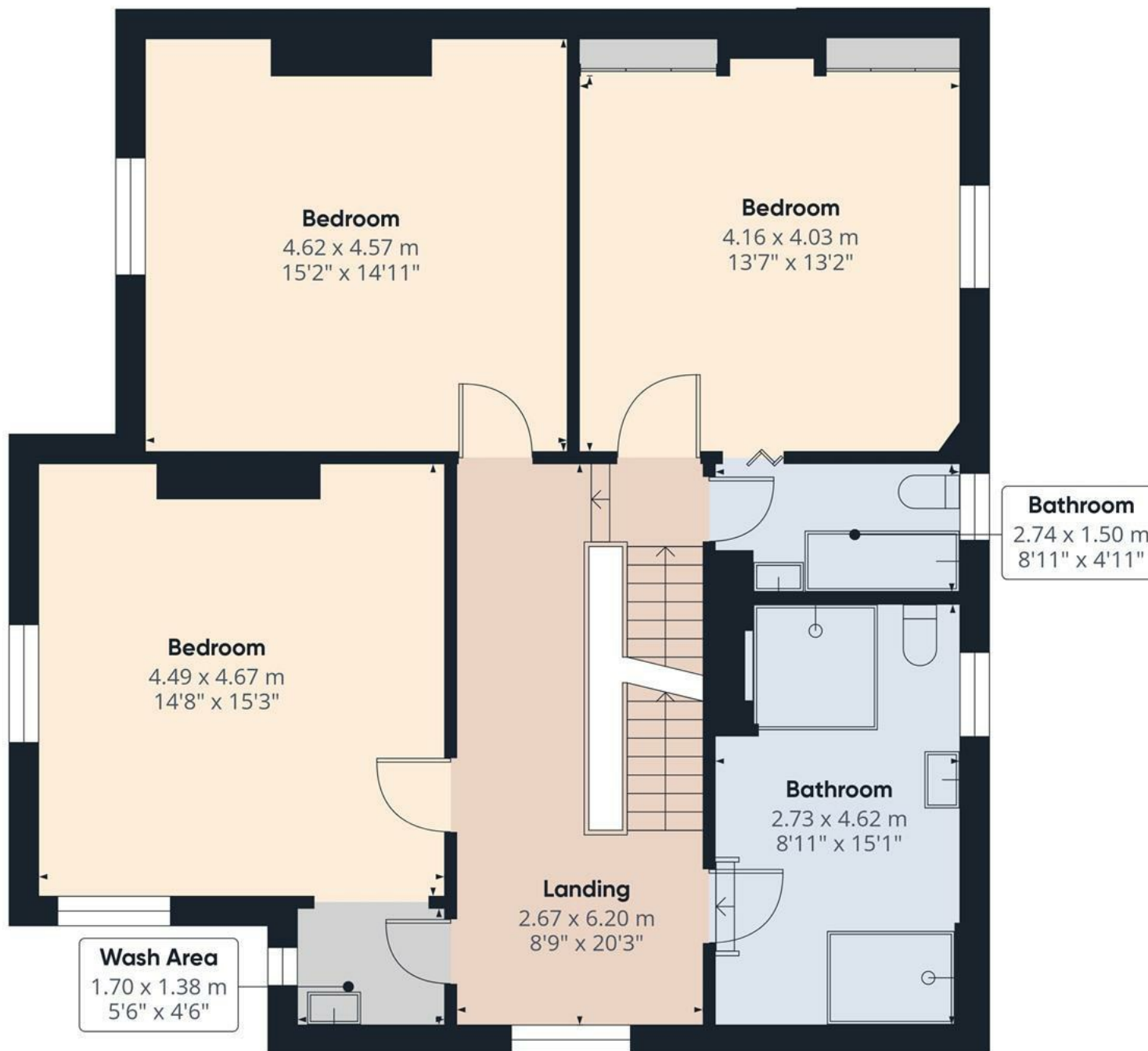
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

**Approximate total area<sup>(1)</sup>**

91.16 m<sup>2</sup>

981.24 ft<sup>2</sup>

**Reduced headroom**

0.02 m<sup>2</sup>

0.24 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

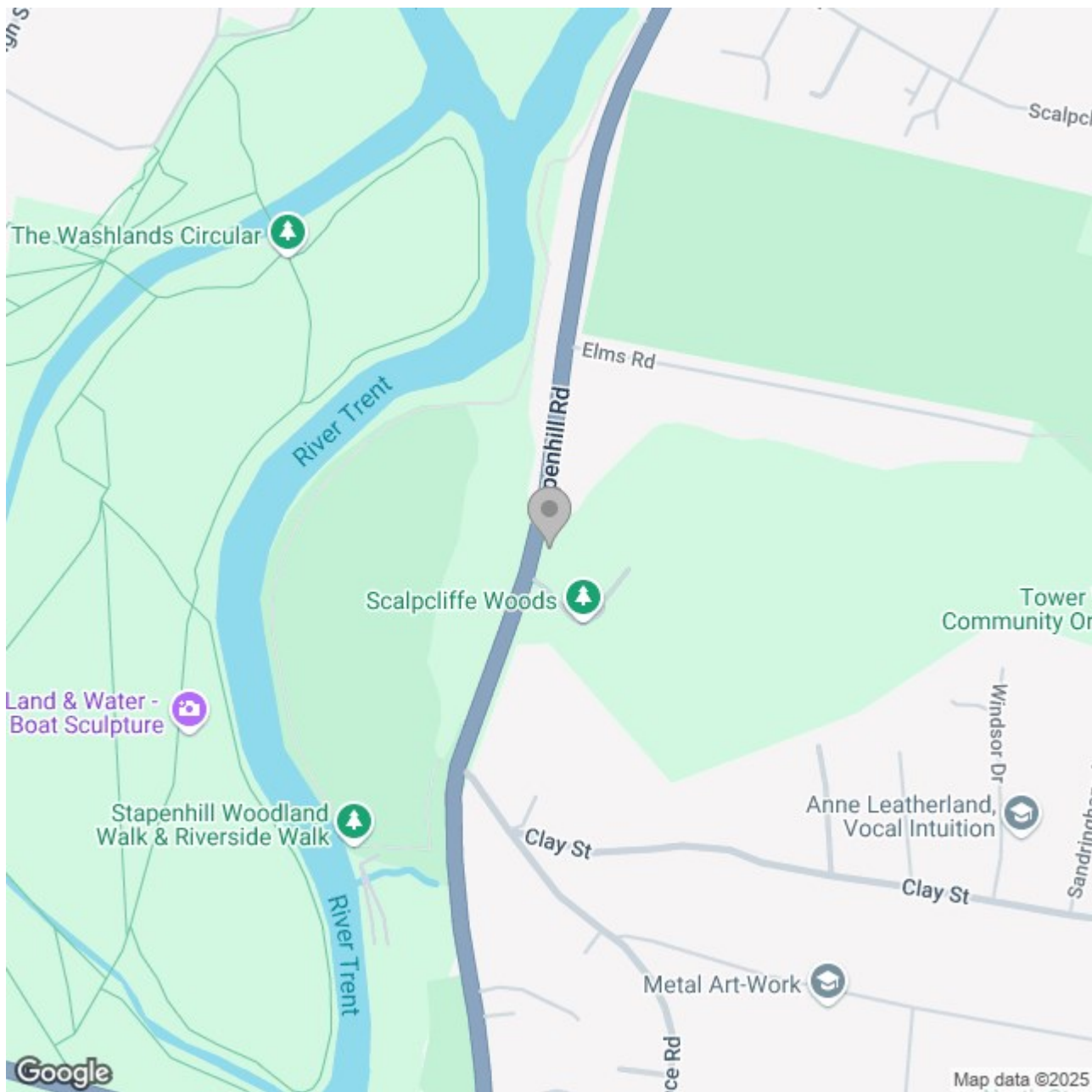
..... Below 1.5 m/5 ft

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>50</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 