







**\*\* FOUR BEDROOMS \*\* 0.20 ACRE PLOT \*\* TWO  
RECEPTION ROOMS \*\* DETACHED GARAGE \*\* NO CHAIN  
\*\***

Situated in a desirable area, this property presents a fantastic opportunity for buyers looking to create a home tailored to their style and needs. While requiring updating throughout, it already benefits from a recently renewed heating system, modern UPVC double glazing, and updated internal doors, providing a strong foundation for further improvements.

Set on a generous 0.20-acre plot, the property offers ample space for potential extensions or reconfigurations, making it ideal for those looking to add value and create their dream home. With no onward chain and vacant possession, the process is straightforward for buyers eager to get started.

This excellent renovation opportunity includes the advantage of previously approved planning permission. In 2011, an application was granted to extend the validity of a 2008 planning approval, which allowed for the construction of a two-storey and single-storey rear extension, along with a single-storey front extension. The front extension (only) has already been completed by the owner, providing a future buyer with a more straightforward process should they wish to proceed with a rear extension.

Opportunities like this are rare—don't miss your chance to turn this house into something truly special. Contact us today to arrange a viewing and explore the potential for yourself.



**ABODE**  
SALES & LETTINGS



### Hallway

With a composite front entry door leading into, staircase rising to the first floor landing, central heating radiator, useful under stairs storage cupboard, smoke alarm, internal doors lead to:

### Utility Room

With a UPVC double glazed window to the rear elevation, housing a Worcester Bosch central heating combination gas boiler, alarm system unit.

### Lounge

With 2x UPVC double glazed windows to front and rear elevations and a further double glazed unit to the side elevation, a focal point gas fireplace with stone and tiled surround and hearth, two central heating radiators and wall lighting.

### Dining Room

With a UPVC double glazed window to the front elevation, central heating radiator, a focal point multi fuel burning stove with granite hearth, telephone point, double doors lead to:

### Kitchen/Diner

With two central heating radiators, x5 glazed window units to rear and side elevations with the right elevation windows being single glazed with a secondary glaze, the kitchen features a range of matching base and eye-level storage cupboards and drawers with preparation work surfaces, a stainless steel sink and drainer with mixer tap, space for further freestanding and under counter white goods, a composite door leads to the rear entry with a further internal door lead leading to:



### Cloaks/W.C.

With a glazed window and secondary glazed to the side elevation, low-level WC and central heating radiator.

### Landing

With 2x UPVC double glazed windows to rear and side elevations, access into the loft space via loft hatch with pull down ladders, the loft offers fantastic potential for conversion (subject to building regulations), internal doors from the landing lead to:











### Bedroom One

With 2x UPVC double glazed windows to both front and rear elevations and a central heating radiator.

### Bedroom Two

With x2 UPVC double glazed windows to the side elevation, sink unit with mixer tap, TV aerial point and two central heating radiators.

### Bedroom Three

With a UPVC double glazed window to the front elevation and central heating radiator.

### Bedroom Four

With a UPVC double glazed window to the front elevation and central heating radiator.

### Family Bathroom

With a UPVC double glazed frosted glass window to the side elevation, featuring a bath unit with glass screen, shower over, tiling to wall coverings, wash hand basin, chrome heated towel radiator, airing cupboard with eye level shelving, spotlighting to ceiling and extractor fan.

### Cloaks/W.C.

With a low-level WC and a UPVC double glazed window to rear elevation.







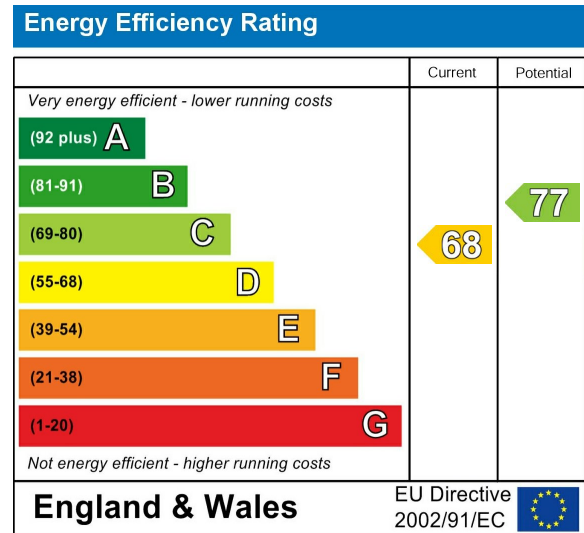
















Floor 0



Floor 1



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

154.97 m<sup>2</sup>

1668.08 ft<sup>2</sup>

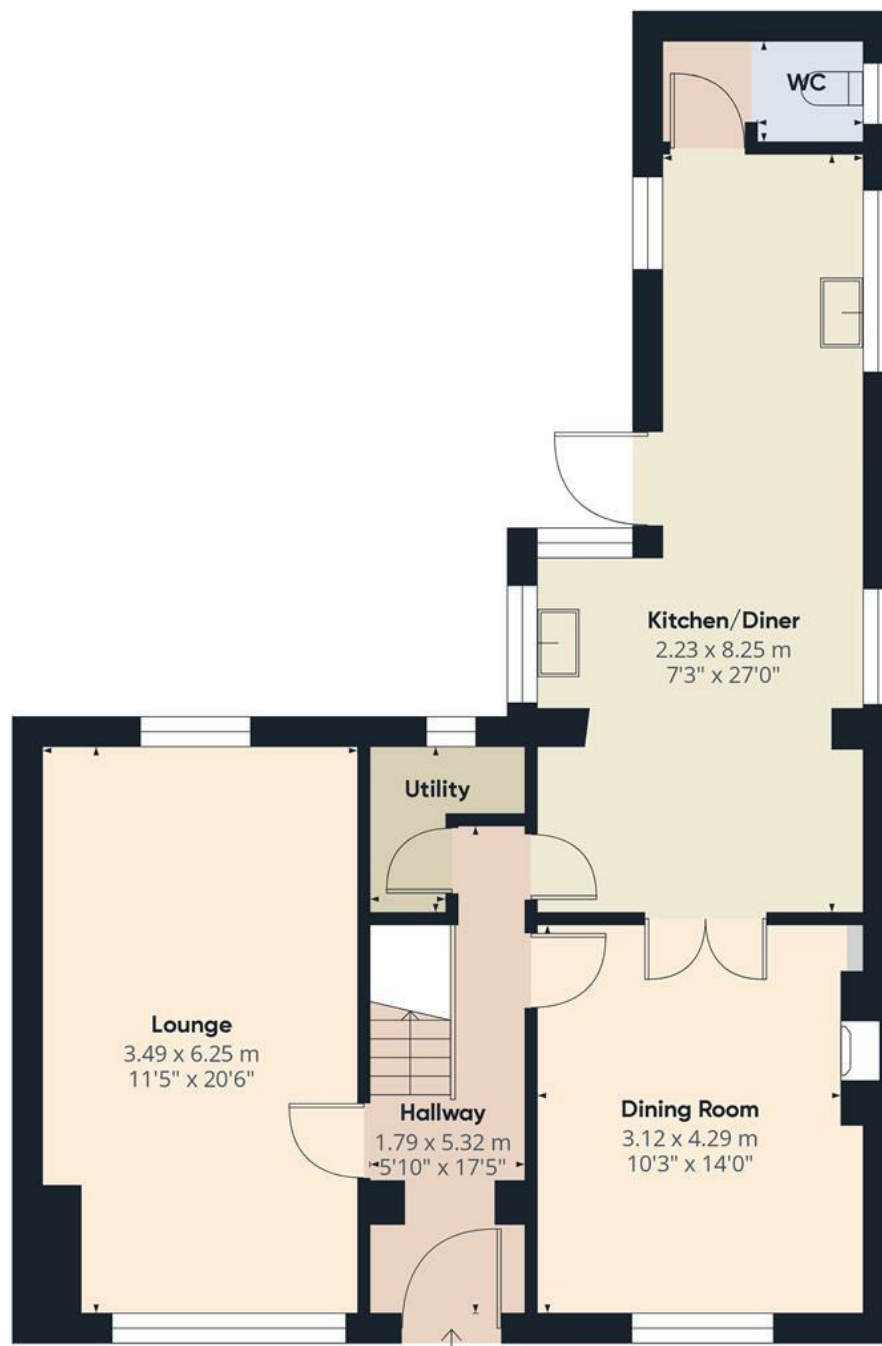
(1) Excluding balconies and terraces.

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 0



**Approximate total area<sup>(1)</sup>**  
96.69 m<sup>2</sup>  
1040.75 ft<sup>2</sup>

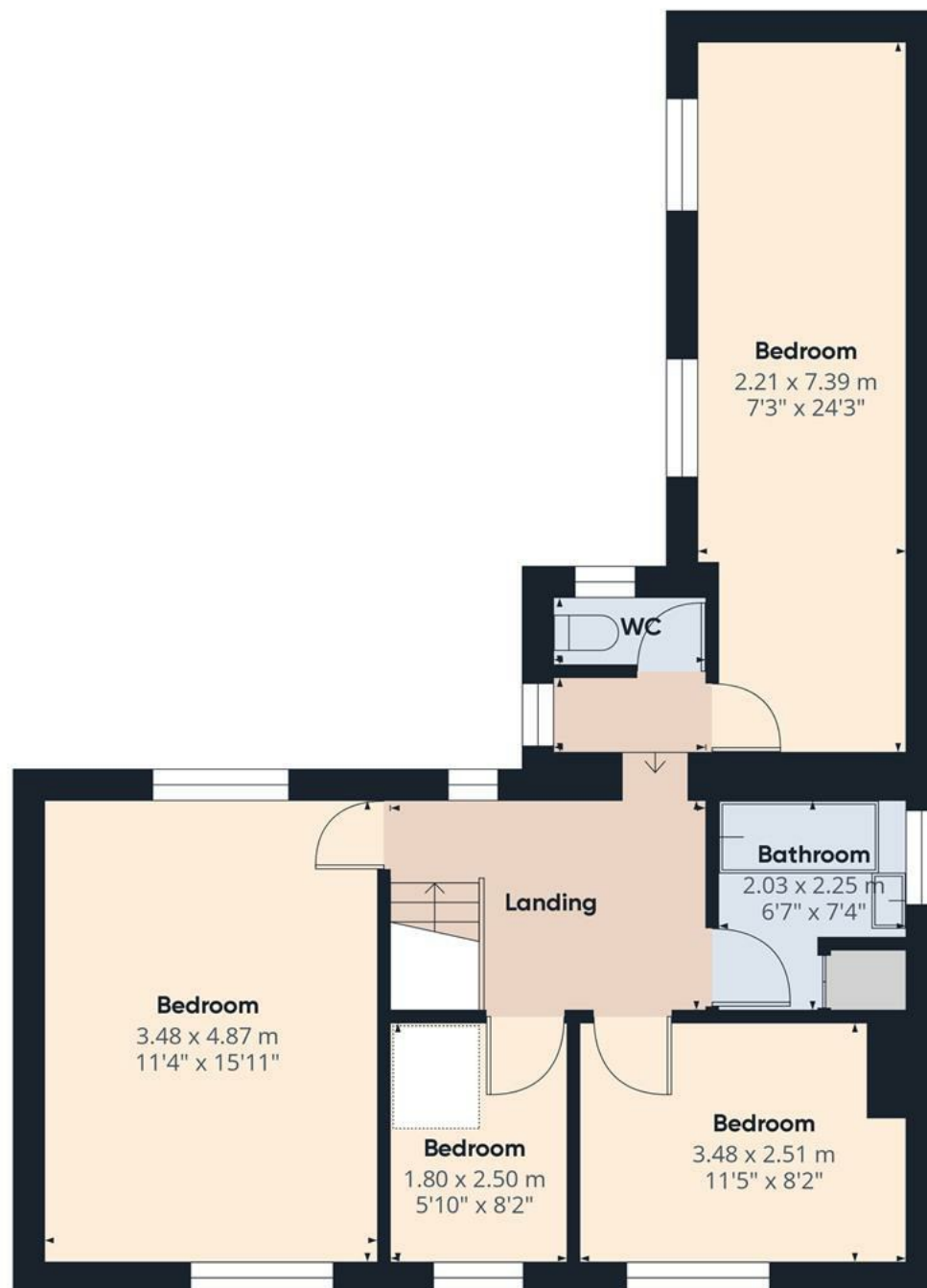
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Floor 1

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

58.28 m<sup>2</sup>

627.33 ft<sup>2</sup>

(1) Excluding balconies and terraces.

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