





Accommodation

A charming Grade II listed period home, revealing a quirky interior and generously proportioned accommodation arranged over four floors. The layout is as flexible as it is spacious, with the cellar conversion offering a further reception room, freeing up the original main reception room, which is currently utilised as a formal dining room, ideal for entertaining. The extended kitchen to the rear of the house also offers space for a dining table, should the new owners wish, with the accommodation flowing seamlessly through bi-fold doors to the outside space.

Unusually for a property so central, the house also boasts a great size rear garden, which offers a surprisingly tranquil setting, considering the property's central location. The charm continues into the garden, with a fully landscaped space, complete with garden room and hot tub area. Whilst modern touches have been added over the years, the house also retains many period features.

On the ground floor the main entrance door leads to a spacious entrance hall with stairs rising to the first floor. There is a reception room to the front of the house, with an attractive fireplace and being currently utilised as a dining room. A stylish fitted kitchen offers a range of units with wooden work surfaces, whilst the tiled floor flows into the dining/living area, which leads through bi-fold doors to the rear garden. Stone steps with feature lighting lead down to the converted cellar, offering two store rooms and a cosy family/media room, with a tiled floor and exposed brick feature wall. To the first floor there is a landing with further staircase rising to the second floor, plus two bedrooms, both with pretty fireplaces. On the top floor there is a further double bedroom with a range of fitted wardrobes and the quirky fully tiled house bathroom, offering a white suite including a jacuzzi bath and separate shower cubicle.

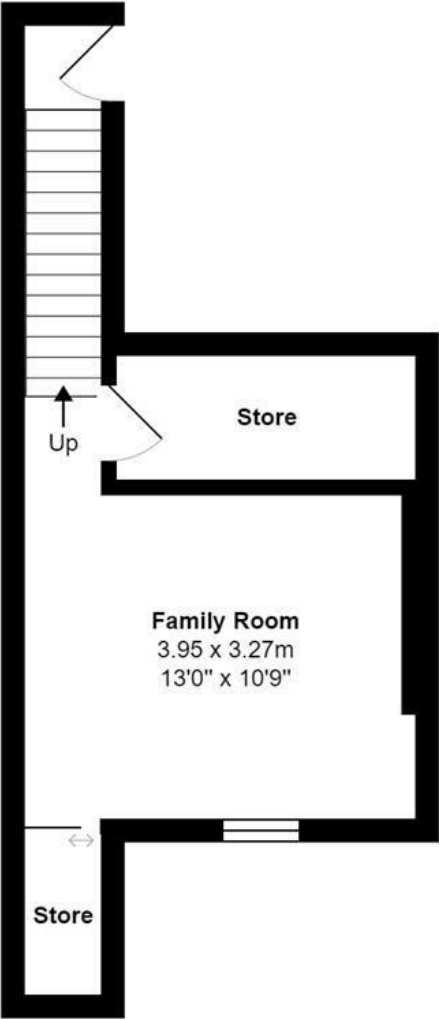
Externally there is a low maintenance garden to the front, with a gated pathway to the front door. Access is available to the rear garden, which is fully enclosed and a real delight, fully landscaped and attracting a lot of sunshine. The garden offers artificial turf for ease of maintenance and an extensive patio. To the bottom of the garden there is a great garden room, which is even fitted out with a shower room, ideal for use with the private hot tub area. Street parking is available close by, whilst the address does also qualify for permit parking on the neighbouring streets, just seconds away and on a first come first served basis, all for a minimal annual charge.

A viewing is essential on this very deceptive home, which offers exceptional space for the money and is also offered for sale with no onward chain.

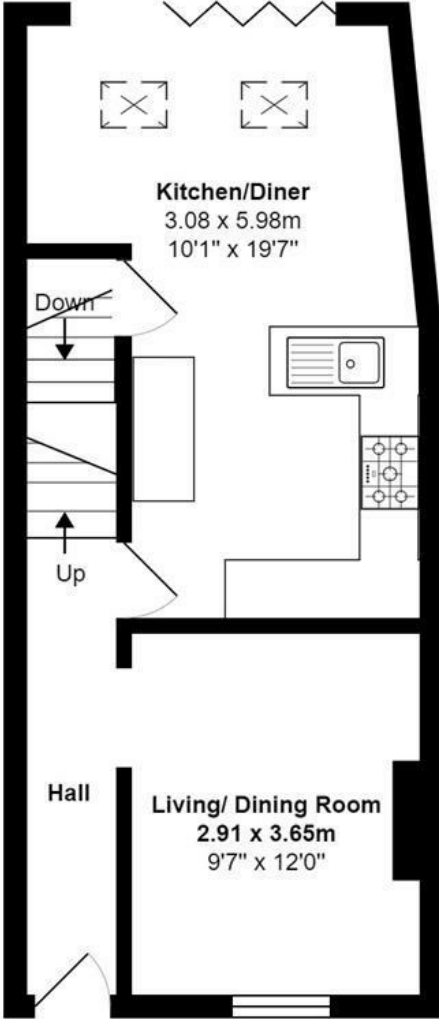




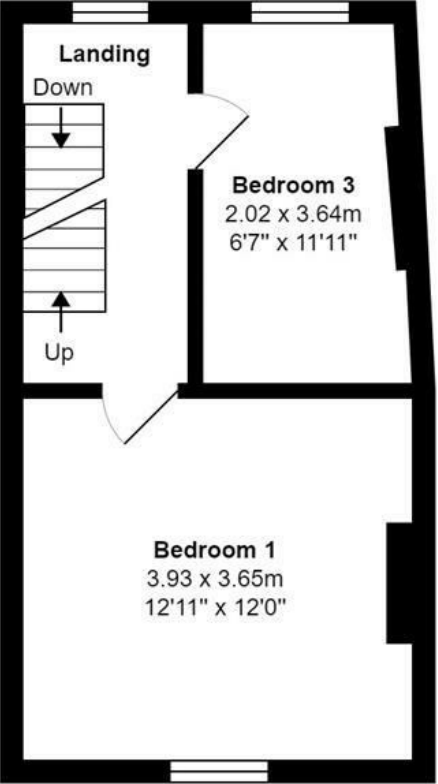
Floorplan



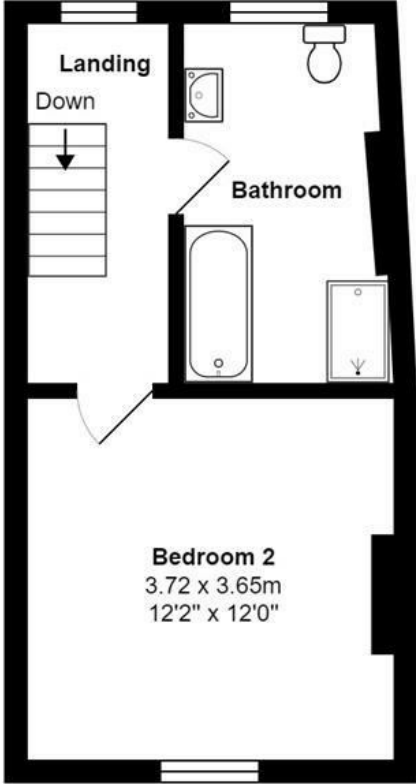
Basement



Ground Floor



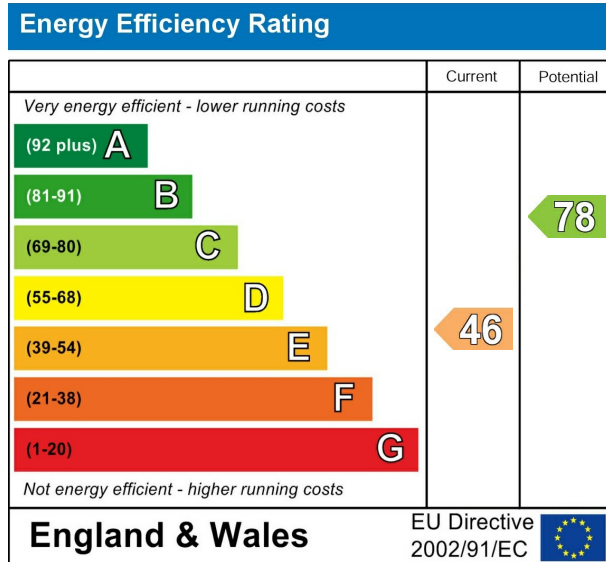
First Floor



Second Floor



EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

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