

## 49 Grange Road, Parkgate, BT39 0DJ



- Detached Cottage Style Chalet
- 3 /4 Bedrooms
- 3 /2+ Receptions
- Picturesque Location with Far Reaching Rural Views
- Superb Private Mature Site Circa 0.2 Acre
- Kitchen With Casual Dining Aspect
- Conservatory Style Extension
- Ground Floor Four Piece Bathroom
- Private Mature Gardens
- Attached Garage With Adjoining Store



**PRICE Offers Over £275,000**

*Positioned on a mature private site extending to circa 0.2 acre within Parkgate Village. This charming picture postcard detached cottage style chalet will interest the purchaser searching for a home with a flexible living layout to suit differing family needs. Comprising either 3 or 4 bedrooms, 3 or 2 receptions, conservatory style extension, kitchen with dining area and ground floor family bathroom. Externally there are well kept private gardens and the property enjoys far reaching views over the surrounding open countryside. An early viewing is advised.*

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## ACCOMMODATION

Twin storm doors into:-

### ENTRANCE PORCH

Glazed entrance door into:-

### OPEN PLAN LOUNGE WITH INFORMAL DINING AREA 26'8" x 10'4"

Attractive period style fireplace with ornate tiled inset and carved oak surround. Tiled hearth. Twin feature bay windows pine panelled ceiling with recessed spotlights.

### INNER HALL

### FAMILY ROOM 12'0" x 11'6"

At max. Presently used as home office with fixed writing desk and shelving. Views over the surrounding countryside. Suitable for fourth bedroom if required. Pine panelled ceiling.



### BEDROOM 1 14'9" x 11'3"

Views over the surrounding countryside. Bespoke fitted wardrobes with matching drawers and chest in oak effect finish.

### FOUR PIECE FAMILY BATHROOM

Comprising low flush w.c, vanity unit, sunken bath and separate shower enclosure with electric shower. Fully tiled walls. Tiled floor and pine panelled ceiling.



### FARMHOUSE STYLE KITCHEN 18'6" x 11'3"

Equipped with a comprehensive range of high and low level oak effect fitted units with contrasting work surfaces. Inlaid single drainer sink unit with swan neck mixer tap. Integrated Bosch oven with four ring hob. Overhead modern angled extractor hood. Twin glass display cabinets. Plumbed for dishwasher. Part tiled walls. Tiled floor. Feature keyhole shaped archway into:-





## **LIVING ROOM 9'9" x 10'3"**

Approximately. Inglenook style fireplace with gas stove on stone hearth. Feature half panelled walls. Sliding double glazed doors into conservatory extension enjoying views over gardens. Door to rear courtyard.



## **FIRST FLOOR**

### **SPACIOUS LANDING**

With access to undereaves storage.

### **BEDROOM 2 11'3" x 11'6"**

Access to undereaves storage. Views over gardens and surrounding countryside.

### **BEDROOM 3 11'6" x 13'9"**

Skylight undereaves storage. Fitted robe.

### **BATHROOM**

Comprising low flush w.c, wash hand basin. Skylight. Feature pine panalled walls and ceiling. Access through to storage cupboard (Plumbed for shower.)





## GARAGE 16'3" x 10'7"

Approximately. Power and light. Plumbed for washing machine. Twin wooden doors.

## ADJOINING STORE 10'8" x 8'9"

## OUTSIDE

Occupying a mature extensive site extending to 0.2 acre.

Twin gates to front leading to large private driveway with parking facilities for a number of vehicles.

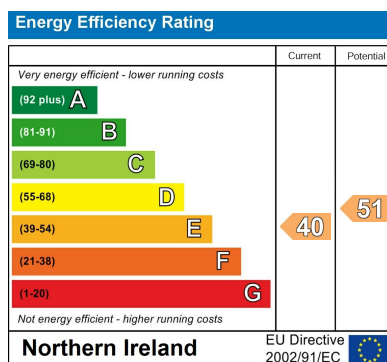
Gardens to front, side and rear, laid in neat lawn stocked with a variety of shrubs, plants and mature trees and screened by mature hedgerow.

Ornamental garden pond to side.

Twin gates to side leading to private courtyard with driveway and parking space. Small Garage with twin timber doors power and light. Adjoining wooden store / potting shed.

Lower garden screened with perimeter fence. stocked with a variety of shrubs and plants.

Outside covered barbeque area.



**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**



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