



OUTSIDE

Extensive sweeping driveway leading to garages/workshops (detailed below), and surrounded by gardens to front, side and rear in well maintained lawns with range of shrubs.

To the rear there is an enclosed garden to rear with paved patio area perfect for entertaining. The extensive site may be suitable for redevelopment and/or change of use to a business premises, and has held prior planning permission under reference number 000185123328.

DETACHED GARAGE/WORKSHOP - 6.83M (22'5) X 5.64M (18'6)

Electric roller door, light and power. Suitable for variety of residential/business purposes subject to the satisfactory approvals.

GARAGE/WORKSHOP - 8.26M (27'1) X 4.55M (14'11)

Electric roller door, light and power. Suitable for variety of residential/business purposes subject to the satisfactory approvals.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E	43 E	
21-38	F		
1-20	G		



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Offers Around:
£300,000

Viewing: By appointment through agent



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- Detached villa on large site in area of high demand
- Three double bedrooms
- Two reception rooms
- Newly installed kitchen with high gloss high and low level units
- Utility room with space for appliances
- Downstairs shower room
- Family bathroom on first floor
- Detached workshops with light and power
- uPVC double glazing/ gas central heating
- Huge site potential



3



2



2



YES



YES

About The Property:

"Edelweiss", a handsome detached villa occupying a prominent site on this well regarded residential avenue where homes of this calibre are always in high demand. Presented to an exacting standard by the current owners who now simply wish to downsize - no expense has been spared in creating a home of considerable character and charm, this is evident from the moment you step through the front door.

Internally the accommodation comprises; entrance porch leading to hallway, two gracious reception rooms, fitted kitchen with range of high and low level units and casual dining space, utility room and a downstairs shower room with luxury fittings.

Upstairs on the first floor there are three double bedrooms, a modern family bathroom and access to a fantastic roofspace with potential for conversion subject to approval.

Externally the property also boasts two large garage/workshop's both with electric roller doors, light and power, and manicured gardens to front, side and rear in lawn.

All in all this is a rare opportunity to acquire a landmark home with endless potential perfect for a wide range of buyers including the savvy business owner who is able to run their operations from home. Early viewing recommended.



ENTRANCE PORCH

uPVC front door, porcelain tiled floor.

ENTRANCE HALL

Porcelain tiled floor

LOUNGE - 5.61M (18'5) X 3.4M (11'2)

Porcelain tiled floor, glass panelled doors to;

FAMILY ROOM - 5.61M (18'5) X 3.02M (9'11)

Wood burning stove, wood effect laminate flooring, uPVC doors to patio

KITCHEN - 4.37M (14'4) X 2.64M (8'8)

Recently installed high gloss fitted kitchen with extensive range of high and low level units, melamine work surfaces, stainless steel sink unit, range cooker space, extractor fan, partly tiled walls, porcelain tiled floor, under stairs storage



UTILITY ROOM

Tiled floor, plumbed for washing machine, space for fridge and freezer, gas boiler, uPVC door to garden

DOWNSTAIRS SHOWER ROOM

Luxury white suite comprising semi pedestal wash hand basin, low flush WC, walk in shower, chrome towel radiator, tiled walls and floor.



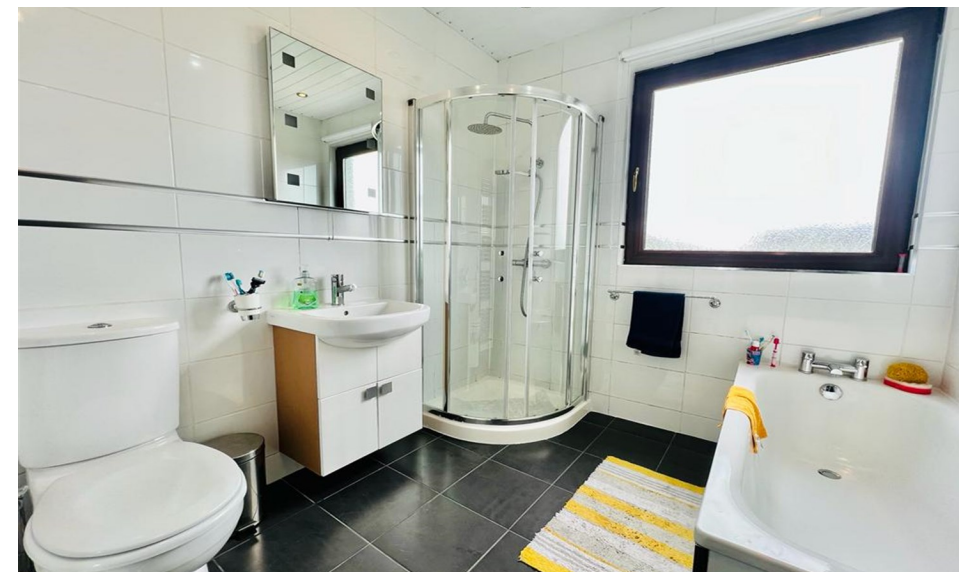
FIRST FLOOR LANDING

Access to floored roofspace

BEDROOM 1 - 4.01M (13'2) X 2.74M (9')

BEDROOM 2 - 3.45M (11'4) X 3.2M (10'6)

BEDROOM 3 - 3.02M (9'11) X 2.72M (8'11)



FAMILY BATHROOM

Luxury white suite comprising vanity unit, low flush WC, panelled bath, corner shower cubicle with electric shower, tiled walls and floor