



**** WOW WOW WOW IS THE BEST WAY TO DESCRIBE THIS FAMILY HOME ****

This extended four bedroom extended semi detached family home has been truly brought to its full potential by the current owners. Nestled within one of Wollaston's most sought after addresses you have five star amenities located right on your doorstep. The accommodation on offer is perfect for those looking to make that step up and with the additional work space to the rear, this will tick the boxes for those who work from home. In brief the property comprises; porch, entrance hall, kitchen/dining/family room, snug, w.c and laundry room. To the first floor are four double bedrooms, bathroom & additional shower room. The private rear garden allows access to the home office, w.c & garage. Parking to front offers space for at least three vehicles. Viewings are highly recommended to appreciate the accommodation on offer.

Approach

Block paved driveway to front providing parking for at least three vehicles.

Porch

Spacious porch with tiled flooring, access to reception hall.

Reception Hall

Doors radiating off, stairs rising to first floor, centra heated radiator, tiled flooring.

Kitchen

12'5" x 11'10" (3.79 x 3.61)

Variety of wall and base units, integrated dishwasher, space for American style fridge/freezer & Rangemaster style oven, sink and drainer, underfloor heated tiled flooring, spot lights, double glazed window to rear, breakfast bar, opening to dining/family room.

Dining/Family Room

16'0" 11'8" (4.88 3.58)

Log burner with hearts, double doors off to snug room, French doors open into the garden, wooden flooring throughout, central heated radiator.

Snug

11'8" x 10'8" (3.58 x 3.26)

Double glazed window to front, central heated radiator.

W.C

Wash hand basin, w.c, door off to laundry, underfloor heating.

Laundry

Plumbing for washer & dryer, power and lighting through.



Landing

A bright and airy landing with doors radiating off, skylight letting the natural light flood in, two loft access points, two double glazed window to front.

Master Bedroom

15'9" x 8'9" (4.81 x 2.68)

Fitted wardrobes, double glazed window to rear, central heated radiator.

Shower Room

Large walk in shower, wash hand basin/w.c vanity, electric heated towel rail, spot lights, tiled flooring, double glazed window to front.

Bedroom 2

16'0" x 9'10" (4.90 x 3.02)

Double glazed window to rear, central heated radiator, built in wardrobe.

Bedroom 3

13'6" x 9'6" (4.12 x 2.90)

Double glazed window to rear, central heated radiator, built in wardrobe.

Bathroom

Bath, shower, wash hand basin, w.c, chrome heated towel rail, skylight, spot lights, tiled flooring.

Bedroom 4

11'9" x 6'4" (3.60 x 1.94)

Double glazed window to front, central heated radiator.

Home Office

12'11" x 9'4" (3.95 x 2.87)

With its own entrance from the garden this truly is the deal space for those working from home, not only an office this could easily be used as home salon if you run a business from home. Power and lighting throughout, central heated radiator as well as a separate heating system, double glazed window to rear, door off to garage & W.C.

WC

Wash hand basin, w.c, central heated radiator, spot lights, tiled flooring.

Garage

19'4" x 8'11" (5.90 x 2.74)

Electric roller shutter door to front, power and lighting throughout.

Garden

A true asset to this family home is this private and peaceful garden with generous patio area that is ideal for those summer evening spent with friends and family. Sleeper style steps lead up to neat and tidy lawn area with border of mature shrubs.



Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £24 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

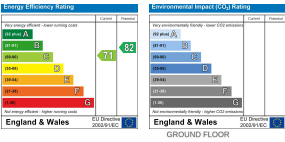
Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

Council Tax Band D



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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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