





### ' FANTASTIC FAMILY HOME '

We are delighted to present this rare opportunity to purchase a largely extended family home at the sought after residential address of Hyperion Road. The property has been beautifully maintained by the current owners and adapted to give a potential side annex with separate entrance door, in addition to the generous accommodation on offer in the main house.

In short the property comprises of large drive to front, giving access to double garage, entrance hall, extended lounge, dining room, kitchen, cloakroom and laundry room. To the first floor four bedrooms, master with en suite and further house bathroom. To the potential annex side, a kitchen to the ground floor, and bedroom five to the first floor with en suite off.

Finally to the rear a beautifully maintained south facing garden with a real wow factor and summer house fully equipped with electrics.

This property must be viewed to fully appreciate the space and potential on offer, for further information or to arrange your viewing contact the office.

#### Approach

Driveway to front offering parking for a number of cars, access to garage, hall and separate access to annex.

#### Entrance Hall

Double glazed window and door to front, central heating radiator, stairs and cupboard off.

#### Cloakroom

Window to side, WC, wash hand basin, tiled floor and splash backs.

#### Dining Room

11'5" x 13'1"

Double glazed window to front, central heating radiator and gas fire.

#### Lounge

22'7" x 11'9"

Double glazed sliding doors to rear, central heating radiator and gas fire.

#### Kitchen

10'5" x 14'1"

Double glazed window to rear, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, integrated oven, space and plumbing for washing machine, central heating radiator and door to side.





**Laundry Room**  
**7'2" x 12'9"**

Sliding door to rear, double glazed window to side, tiled floor, boiler and central heating radiator.

**Garage**  
**17'4" x 16'4"**

Electric metal up and over door.

**Landing**

Central heating radiator, cupboard off, access to loft space and doors off.

**Bedroom One**  
**11'5" x 12'1"**

Double glazed window to front, central heating radiator and built in wardrobe.

**En suite**

Double glazed window to side, WC, wash hand basin, shower, tiled splash backs and central heating radiator.

**Bedroom Two**  
**11'5" x 12'1"**

Double glazed window to front and central heating radiator.

**Bedroom Three**  
**8'6" x 13'1"**

Double glazed window to rear and central heating radiator.

**House Bathroom**

Bath with electric shower over, double glazed window to rear, wash hand basin, WC, central heating radiator and tiled splash backs.

**Bedroom Four**  
**8'6" x 10'5"**

Double glazed window to rear and central heating radiator.

**Bedroom Five**  
**10'5" max 7'2" min x 18'0"**

Double glazed window to rear, central heating radiator and stairs off.

**En suite**

Double glazed window to front, WC, wash hand basin with storage below, shower, tiled floor and walls and central heating radiator.

**Kitchen Two**  
**12'9" x 10'5"**

Double glazed window to front, door to front, central heating radiator, range of wall and base units with work surface over incorporating sink with mixer tap, tiled splash backs and stairs off.

**Rear Garden**

Slab patio, lawn, flower beds with mature plants and shrubs, pond, storage shed, side gate, all with fencing and hedging to enclose and access to:

**Summer House**  
**15'5" x 7'2"**

Double glazed window to front, double doors, electrics, spot lights and mounted awning.





**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 £240 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.

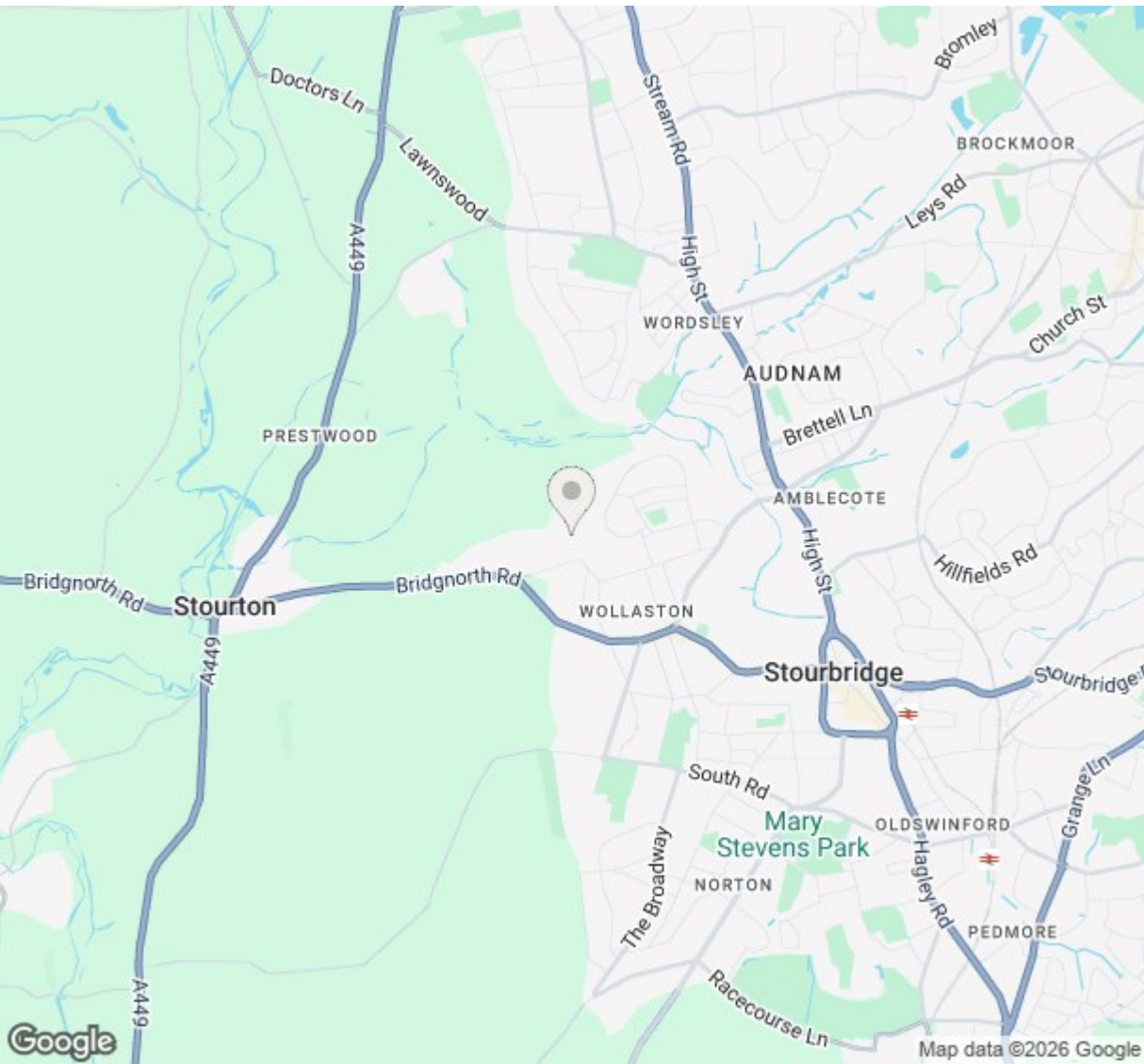
**Tenure (Freehold).**

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.

**Council Tax Band F**







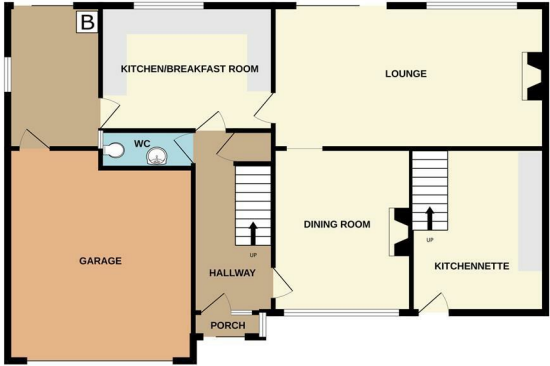








GROUND FLOOR  
1191 sq.ft. (110.6 sq.m.) approx.

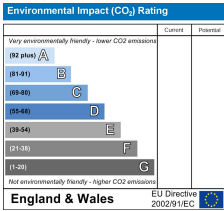
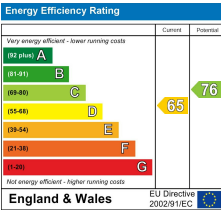


1ST FLOOR  
936 sq.ft. (87.0 sq.m.) approx.



TOTAL FLOOR AREA : 2127 sq.ft. (197.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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