

PICK HILL EN9

Castles market this stunning four bedroom semi detached house with a fantastic separate annexe to the rear. The main house has been fully refurbished throughout, extended to the rear and the loft has been converted. Comprising a lounge, a bespoke kitchen with a centre island and granite worksurfaces, opening to the dining area with full width bi -folding doors to the garden. The ground floor also benefits from a utility room and a cloakroom. On the first floor you will find three good sized bedrooms and a family bathroom, while on the 2nd floor loft conversion there is a large master bedroom with air conditioning and a separate shower room. The annexe comprises a modern lounge, kitchen, bedroom, wet room and a utility cupboard and an outside decked terrace.

£650,000 Freehold

Castles

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ENTRANCE: Driveway, side access to rear garden and annexe; front door to porch to door to hall

HALLWAY: Access to reception, cloakroom/wc and kitchen, stairs to first floor

RECEPTION: 12' 2" x 12' 4" (3.71m x 3.76m)

DINING ROOM: 16' 7" x 10' 0" (5.05m x 3.05m): Bi-folding doors to garden

KITCHEN: 11' 8" x 11' 6" (3.55m x 3.50m): Centre island, granite worksurfaces, integrated appliances, opens to dining area, door to utility room

UTILITY ROOM: 6' 5" x 5' 2" (1.95m x 1.57m)

CLOAKROOM/WC: 6' 0" x 3' 2" (1.83m x 0.96m)

FIRST FLOOR LANDING: Stairs to 2nd floor, access to bathroom, bedrooms 2-4

BEDROOM 2: 12' 7" x 11' 7" (3.83m x 3.53m)

BEDROOM 3: 11' 8" x 10' 9" (3.55m x 3.27m)

BEDROOM 4: 9' 0" x 7' 5" (2.74m x 2.26m)

BATHROOM: 7' 3" x 6' 0" (2.21m x 1.83m)

SECOND FLOOR LANDING: Access to bedroom 1 and shower room

BEDROOM 1: 16' 8" x 11' 3" (5.08m x 3.43m): Air conditioning

SHOWER ROOM: 9' 0" x 6' 5"

REAR GARDEN: Side gate, Annexe **Tax Band: D EPC: D**

ANNEXE: (Council Tax Band = A)

Lounge/Kitchen: 13' 4" x 11' 8" (4.06m x 3.55m): air conditioning

Bedroom: 10' 0" x 14' 2" (4.31m x 3.05m)

En-suite Wet Room: 7' 6" x 5' 6" (2.28m x 1.68m)

Utility Cpboard: 6' 0" x 5' 0" (1.83m x 1.52m)

GROUND FLOOR
895 sq.ft. (83.1 sq.m.) approx.

TOTAL FLOOR AREA : 1571 sq.ft. (145.9 sq.m.) approx.

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