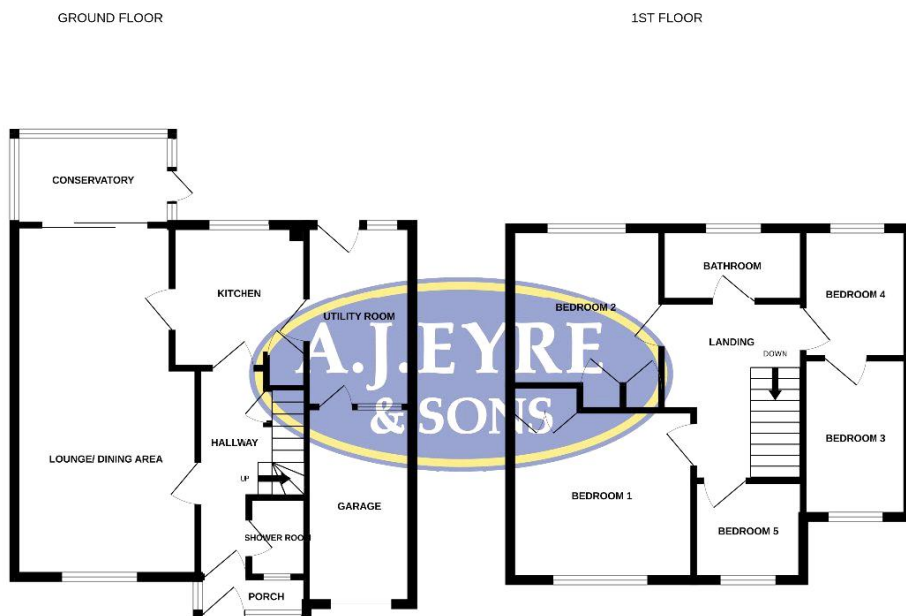


PRICE: £465,500



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. Made with Metropix ©2024



Frogmore Lane, Lovedean, PO8 9QL

NO FORWARD CHAIN is offered with this deceptively spacious FOUR / FIVE BEDROOM DETACHED HOUSE in Lovedean. Accommodation boasting spacious lounge / dining room, ground floor cloaks / shower room, modern first floor bathroom, separate utility room, driveway, garage and good access to schools.

Agents notes:

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

To verify flood risk of this property please see the following link;

<https://check-long-term-flood-risk.service.gov.uk/risk>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Entrance Porch

Double glazed front door and double glazed windows to front and side aspects, internal door to entrance hall, tiled flooring.

Entrance Hall

Stairs to the first floor with understairs storage cupboard, radiator, textured ceiling.

Ground Floor Shower Room

W: 3' 10" x L: 7' 4" (W: 1.18m x L: 2.23m)

Shower cubicle with wall mounted shower, pedestal wash hand basin, low level wc, tiled to principle areas, double glazed obscured window to front aspect, coved and textured ceiling, chromium ladder style radiator.

Lounge / Dining Room

W: 12' 7" x L: 27' 5" (W: 3.83m x L: 8.36m)

(Maximum measurements). Feature fireplace with stone surround and hearth with wood mantle over, double glazed window to front aspect, sliding patio doors to conservatory, two radiators, coved and textured ceiling.

Conservatory

W: 12' 2" x L: 8' 11" (W: 3.7m x L: 2.73m)

Double glazed windows to side and rear aspects, double glazed door to side aspect, power and lighting.

Kitchen

W: 9' 11" x L: 9' 4" (W: 3.02m x L: 2.84m)

Matching range of base units complemented with work surfaces over incorporating stainless steel sink unit with mixer tap, space for undercounter fridge or freezer, space for cooker, fitted ladder style cupboard with shelving, double glazed window to rear aspect, tiled to principle areas, door to utility room.

Utility Room

W: 7' 11" x L: 13' 6" (W: 2.41m x L: 4.11m)

Double glazed window and door to rear aspect, wall mounted boiler, space and plumbing for washing machine, textured ceiling, personal door to garage.

FIRST FLOOR

Landing. Loft access, coved and textured ceiling.

Bedroom One

W: 12' 7" x L: 13' 8" (W: 3.83m x L: 4.16m)

(Maximum measurements not including depth of fitted wardrobe cupboard). Double glazed window to front aspect, radiator, fitted wardrobe cupboard, coved and textured ceiling.

Bedroom Two

W: 11' 7" x L: 10' 6" (W: 3.52m x L: 3.19m)

Double glazed window to rear aspect, radiator, coved and textured ceiling, fitted wardrobe cupboard, fitted airing cupboard with hot water tank and shelving.

Bedroom Three

W: 7' 11" x L: 11' 4" (W: 2.41m x L: 3.45m)

(To gain access into this bedroom you have to go through the hobby room / bedroom four). Double glazed window to front aspect, radiator, coved and textured ceiling.

Hobby Room / Bedroom Four

W: 7' 11" x L: 8' 10" (W: 2.41m x L: 2.69m)

Double glazed window to rear aspect, radiator, coved and textured ceiling.

Bedroom Five

W: 8' x L: 9' 11" (W: 2.44m x L: 3.02m)

Double glazed window to front aspect, radiator, coved and textured ceiling.

Bathroom

W: 8' 10" x L: 5' 5" (W: 2.7m x L: 1.64m)

Modern suite comprising panelled bath with mixer tap, pedestal wash hand basin, close coupled low level wc, chromium ladder style radiator, double glazed obscured window to rear aspect, tiled to principle areas, coved and textured ceiling.

OUTSIDE

The frontage is predominately driveway providing ample off road parking leading to the garage, the remainder of the frontage is patioed for manageable low maintenance with tended borders. Gated side access leads to the rear. The rear boasts patio /seating area leading to the lawn, coal bunker, raised vegetable planters at the rear, timber garden shed and green house to remain. Panelled fencing complement the side and rear boundaries.

