



ELDO ROAD | WEST ROW

Family Home with Landscaped Gardens & Hair/Beauty Salon

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Offers In Excess Of £499,995 Freehold

FEATURES

- Partially Converted Garage Creating A Salon & Offers Versatile Usage
- Immaculately presented
- Walking distance to local West Row Academy Primary School & Village Store
- Landscaped Gardens
- Utility Room & Stylish Boot Room & Downstairs WC
- South-westerly facing rear garden
- Virtual 3D Tour

DESCRIPTION

*** VIEWING ESSENTIAL TO APPRECIATE THIS STUNNING FAMILY HOME *** An immaculately presented 4 Bedroom Detached family home, in the village of West Row. This property offers spacious and versatile living throughout. Highlights include an open-plan kitchen/dining room with French doors to the garden, utility and boot room, a large lounge with electric effect style wood-burner stove, study/playroom, cloakroom WC, and four generous bedrooms including an en-suite to the master.

Outside, the property enjoys excellent kerb appeal, landscaped front and rear gardens, and secure driveway parking for multiple vehicles. The double garage has been partially converted to create a hair salon with WC, offering versatile usage, for continued use as a salon, Home office or Gym. The beautiful rear garden has been landscaped and provides a private space for entertaining and relaxing.



ACCOMMODATION

Entrance Hallway

Galleried stairs entrance hallway with under-stairs cupboard and panelling.

Lounge 20'11" x 12'1" (6.38m x 3.69m)

Fireplace with electric wood burner effect fire with oak mantel. Window to front aspect and French doors to the rear.

Kitchen/Diner 20'0" x 10'0" (6.12m x 3.05m)

Wide range of wall and base units with laminate worktops, a breakfast bar, inset lighting, tiled flooring and splashbacks, an integrated oven, hob, extractor hood, fridge/freezer, dishwasher, and space for dining.

Utility room 8'10" x 7'3" (2.70m x 2.21m)

Wall and base units with butler sink. Plumbing for washing machine and oil fired boiler.

Boot Room 12'9" x 6'5" (3.89m x 1.96m)

Modern boot room with inset sink and range of storage units. Plumbing and electrics in the boot room for integrated washing machine and tumble dryer. Exposed feature brick, windows and door leading to side courtyard

Study/Play Room 12'2" x 8'1" (3.72m x 2.47m)

Window to front aspect. Fitted cabinets.

Downstairs W/C

Low level WC, hand wash basin with vanity unit below.

First Floor Landing

Window to front aspect. Loft access.

Bedroom One 12'0" x 10'11" (3.67m x 3.35m)

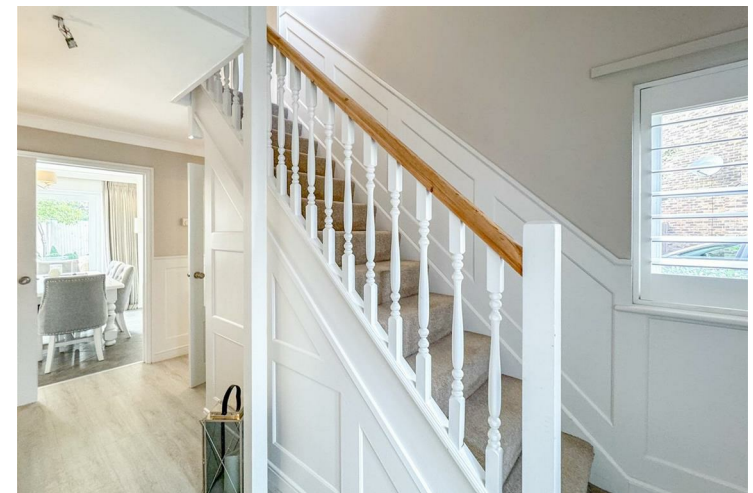
Window to rear aspect.

Ensuite

Corner shower cubicle. Low level WC, pedestal sink and heated towel rail. Window to rear and part tiled walls.

Bedroom Two 12'1" x 9'9" (3.68 x 2.97)

Window to front aspect. Built in wardrobes.



Bedroom Three 12'2" x 8'1" (3.71 x 2.46 (3.70 x 2.47))

Box window to front aspect. Built in wardrobes.

Bedroom Four 12'2" x 8'1" (3.71 x 2.46 (3.70 x 2.47))

Window to rear aspect.

Family Bathroom 7'10" x 6'0" (2.39 x 1.83 (2.40 x 1.82))

Walk-in shower cubicle with part tiled walls and enclosed WC. Hand was basin set on vanity unit. Heated towel rail and window to rear aspect.

Salon 18'0" x 8'9" & 12'2" max x 8'9" max (5.50m x 2.69m & 3.72m max x 2.69m max)

Currently used as a two room salon for hair & beauty with WC. Plumbing and Air conditioning. Could be used for a variety of uses stp.

Garage & Parking 18'0" x 8'7" (5.50m x 2.63m)

Up and over door. Pedestrian door to side and parking to the front.

Garden

To the rear, the generous landscaped garden is fully enclosed and mainly laid to lawn, with a wide patio ideal for outdoor dining and entertaining. Attractive raised beds, side access, and dog kennels complete this private space.



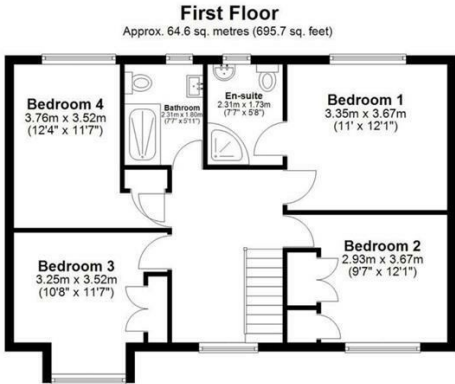




Part Converted Garage Making Hair & Beauty Salon



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Total area: approx. 184.7 sq. metres (1988.2 sq. feet)

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			Current	Potential
Very environmentally friendly - lower CO ₂ emissions				
(92 plus) A				
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E				
(21-38) F				
(1-20) G				
Not environmentally friendly - higher CO ₂ emissions				
England & Wales			EU Directive 2002/91/EC	