



High Street, Newnham GL14 1BU | Offers Over £465,000

Three Bedroom Detached Character House

Features:

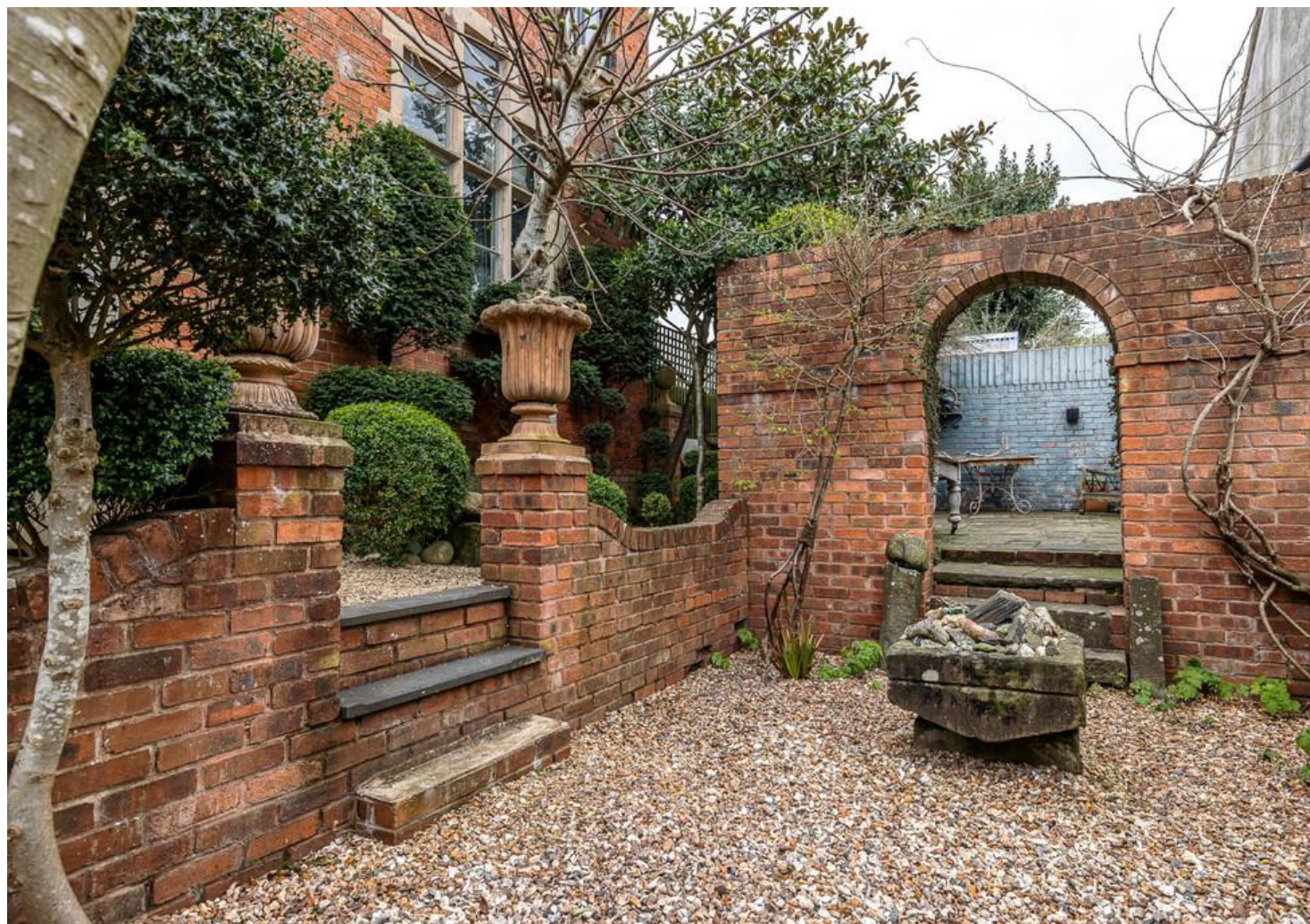
- Quaint Character Property
- Many Original Features
- Off Road Parking
- Victorian Style Garden
- Village Location
- Three Reception Rooms

ENTRANCE HALL Beautiful part glazed stained glass entrance door, original ornate tiled floor, under-stairs cupboard, ceiling mounted smoke alarm, power points, radiator, doors to lounge, kitchen and stairs to first floor.

LOUNGE 14' 6max" x 11' 0" (4.42m x 3.35m) From the entrance hall - a small step down into the lounge. This is a cosy room having an original fireplace with open fire, storage and shelving in both of the recesses, large box bay window to the front having stained glass across the top of the main windows, radiator, power points, ceiling light, small inset ornate feature glass window between the lounge and hall.

KITCHEN 14' 2" x 9' 3" (4.32m x 2.82m) Tiled floor, Belfast sink, slate work surface, space for larder fridge/freezer, shelving in recess, window to side, free standing drawer units with wooden work surface, integrated electric oven, four burner gas hob, radiator, power points, ceiling lighting, feature stained glass window, door to utility cupboard. Utility cupboard having plumbing for automatic washing machine, storage and door accessing the side of the property. Small step down into dining room.

DINING ROOM 13' 2" x 12' 3" (4.01m x 3.73m) A lovely light and airy room having a window to side, double doors leading through to the conservatory, feature gas fire, stone hearth, slate mantle, radiator, power points, ceiling light.



CONSERVATORY 13' 11" x 13' 2" (4.24m x 4.01m) This room is a lovely addition to the property (it is currently being used as the owners work room). Parquet flooring, double glazed roof, windows and doors, stained glass top openers, three quarter stained glass double door leading to rear garden. There are power points, radiator and lighting.



WC Window to rear, WC, radiator, ceiling light.

BATHROOM 6' 0" x 5' 4" (1.83m x 1.63m) Original wooden floorboards, chrome ladder radiator, ceiling light, bath with rain shower over and hand held shower attachment, circular wash basin and wash stand, tiled splash-backs, box bay window to front having stained glass top windows.



BEDROOM ONE 13' 8" x 12' 8" (4.17m x 3.86m) Having exposed wooden floorboards, window to side, power points, ceiling light, radiator, loft access.

BEDROOM TWO 9' 6" x 9' 1" (2.9m x 2.77m) Fitted carpet, box bay window to front having stained glass top opening windows, original cast iron fireplace with wood surround and tiled inset, radiator, ceiling light, power points, door to loft room.



BEDROOM THREE 10' 1" x 9' 2" (3.07m x 2.79m) Exposed wooded floorboards, window to side, power points, radiator, ceiling light, loft access.

LOFT ROOM 11' 10" x 11' 6" (3.61m x 3.51m) Window to side, original ceiling beams, power points ceiling light.

OUTSIDE To the side of the property is parking, there are double gates leading to additional parking and having access to to the rear garden.

The rear garden has been tastefully designed which is very much-keeping with the Victorian Style of this lovely home.

Ground, 1st and 2nd Floors



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor plans made using RoomSketcher.

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