



**** BEAUTIFULLY PRESENTED FAMILY HOME ** ** SPACIOUS DOUBLE GARAGE ** ** VILLAGE LOCATION ****
**** SOUTH FACING LARGE REAR GARDEN ** ** SIGNIFICANTLY IMPROVED ** ** LUXURIOUS BATHROOM ****
**** CONSERVATORY EXTENSION ****

We anticipate demand to be high for this beautifully presented, sizeable semi detached family home located on the ever popular Virginia Estate which lies on the outskirts of the village of Middleton St. George where one can walk for miles and enjoy scenic beauty or simply relax and unwind in the well tended garden.

The home has been extremely well cared for and maintained with a recent electrical update (2020), an extensive programme of redecoration including plastering, gas central heating via a newly Baxi combi boiler, some new flooring and new external windows have been installed (2020, excluding loft Velux). The larger than average garage will certainly not fail to impress providing excellent secure vehicle parking/storage and perfect for a DIY or mechanical enthusiast.

In our opinion the home will suit the needs of a variety of buyers and we have no hesitation in recommending an internal viewing to fully appreciate what this home has to offer. It is available with NO ONWARD CHAIN.

Fairfax Road, Middleton St. George, DL2
1HF
3 Bed - House - Semi-Detached

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GROUND FLOOR

Entrance porch leading to a light and airy hallway giving a good first impression, an excellent sized lounge leading to both the kitchen/diner and conservatory. The conservatory is fully uPVC double glazed with tiled flooring providing useful additional ground floor accommodation. The kitchen measures over 20' in length perfect for entertaining family and friends. It is in need of some updating which has been reflected within the asking price however, provides an excellent range of wall and base units with marble effect work surfaces incorporating a stainless steel sink unit with mixer tap, plumbing for an automatic washing machine, tiled flooring and wall mounted combi boiler. The open plan to the dining area is perfect for modern day living has ample space for a table and chairs and French doors to the garden.

FIRST FLOOR

A useful storage cupboard and hatch with fitted ladder allowing access to a mostly boarded loft with double glazed Velux window which has excellent potential. There are three good sized bedrooms, two doubles and a single with both doubles enjoying views over the rear garden, the second with fitted wardrobes. The bathroom has a luxurious refurbished three piece suite with roll top bath, wash hand basin, w.c. and attractive tiling.

EXTERNALLY

There is a block paved driveway to the front allowing off street parking for multiple vehicles leading to the double garage with up and over doors to both the front and rear elevations, lighting, power, a useful wash hand basin and access into the ground floor which means it is possible to reach cars under cover, a feature not to be under estimated during those colder months. The good sized rear garden has been well cared for and maintained having a favourable Southerly aspect thus gaining the majority of the Summer sun and is predominantly laid to lawn with a patio area, perfect for those warmer months.

ENTRANCE PORCH

HALLWAY

LOUNGE

12'2x18'2 (3.71mx5.54m)

CONSERVATORY

8'6x9'9 (2.59mx2.97m)

KITCHEN/DINER

8'1x21'2 (2.46mx6.45m)

FIRST FLOOR LANDING

BEDROOM

12'2x12'7 (3.71mx3.84m)

BEDROOM

8'2x12'6 (2.49mx3.81m)

BEDROOM

6'5x8'2 (1.96mx2.49m)

BATHROOM/W.C.

8'x8' max (2.44mx2.44m max)

ATTIC ROOM

20'9x16'1 plus eaves (6.32mx4.90m plus eaves)

FRONT ELEVATION

REAR GARDEN

DOUBLE GARAGE

12'8x26'3 (3.86mx8.00m)



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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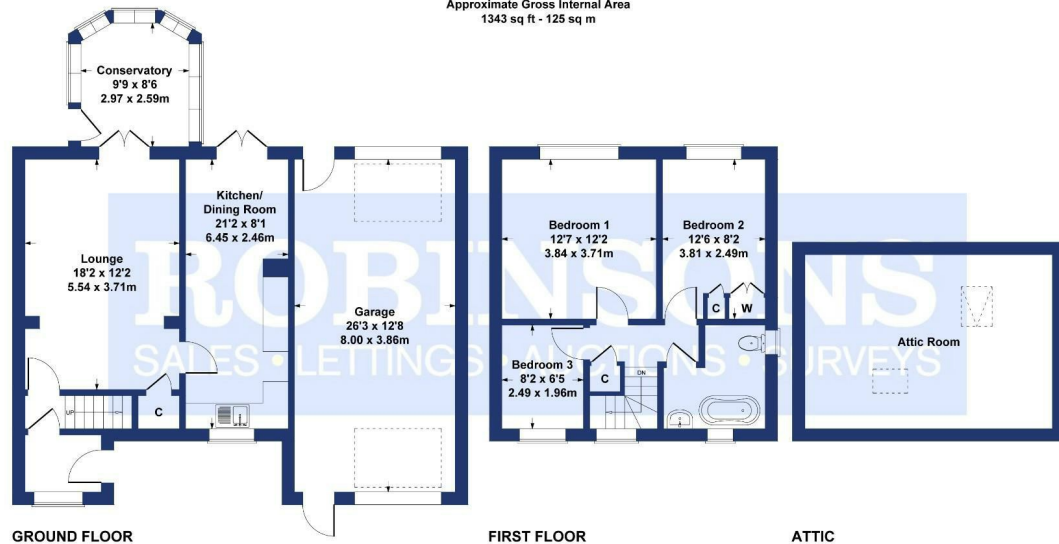
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Fairfax Road
Approximate Gross Internal Area
1343 sq ft - 125 sq m



GROUND FLOOR

FIRST FLOOR

ATTIC

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| A | A |
| B | B |
| C | C |
| D | D |
| E | E |
| F | F |
| G | 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 | |
| A | A |
| B | B |
| C | C |
| D | D |
| E | E |
| F | F |
| G | G |
| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | |
| EU Directive 2002/91/EC | |

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