



**4 Bedroom Detached House located
on Riverside, Witherley.**

£750,000

UP Estates



4



2



4



F



TBC



231m2

£750,000

- Open Field Views
- Rural Setting
- Four Double Bedrooms
- Five Reception Rooms
- Large L Shaped Garden
- Council Tax Band F



****IDEAL RURAL LOCATION**FOUR DOUBLE BEDROOMS**LARGE GARDEN**** Up Estates are pleased to bring to the market this very rare family home in a scenic setting parallel to the River Anker overlooking open fields - you will not see something like this again on the market! Briefly comprising, Porch, Hall, WC, Kitchen, Utility, Study, Playroom, Snug, 10m Lounge/Diner and Conservatory downstairs. Upstairs are Four Double Bedrooms, Bedroom One with Ensuite, and a Family Bathroom. Outside a Double Garage and plenty of off road parking to the front and a large L-shaped rear garden. **CALL NOW TO VIEW!**

PORCH

HALL

SNUG

9' 1" x 11' 1" (2.79m x 3.40m)

Set centrally to the home this space provides an area that could be used as a Snug, Study, Library or an extension of the hall.

LOUNGE/DINER

23' 0" x 33' 7" (7.03m x 10.24m)

A very spacious Lounge Diner which runs from the front to back of the property. Having bay window to the front, two sets of double doors to the rear, a velux window, central heating radiators and feature fireplace.

KITCHEN

9' 11" x 16' 6" (3.04m x 5.03m)

Impressive looking Kitchen with a range of matching wall and base units with quartz worktops over, space and plumbing for integrated appliances, gas hob and integrated ovens. A raised breakfast bar with wooden worktop and integrated power point. Windows to front and side and door to side porch.

UTILITY ROOM

5' 7" x 7' 4" (1.71m x 2.26m)

Having wall and base mounted units, with stainless steel sink with drainer and mixer tap, space and plumbing for washing machine, boiler and window.



STUDY

9' 11" x 7' 6" (3.04m x 2.30m)

A further reception room currently used as a study, having central heating radiator and window to the side.

PLAYROOM

9' 11" x 8' 9" (3.04m x 2.68m)

A further reception room currently used as a Playroom, having central heating radiator and double doors to the rear.

WC

Benefiting from a low level w/c, wash hand basin and central heated radiator.

CONSERVATORY

A sizeable conservatory with glazing all sides, two sets of double doors to the rear garden and power and lighting.

SIDE PORCH





LANDING

Galleried landing with central light feature, window to the front and access to all upstairs rooms.

BEDROOM ONE

13' 5" x 16' 6" (4.09m x 5.03m)

A very spacious Bedroom One with windows to the front and side, central heating radiator and access to Ensuite.

ENSUITE

5' 9" x 9' 5" (1.77m x 2.88m)

Ensuite with low level WC, hand wash basin and full size bath with shower over.

BEDROOM TWO

15' 7" x 12' 2" (4.76m x 3.72m)

Having a central heated radiator and double glazed window to the rear aspect and fitted wardrobes.

BEDROOM THREE

12' 0" x 11' 6" (3.67m x 3.52m)

Having a central heated radiator and double glazed window to the front aspect and fitted wardrobes.

BEDROOM FOUR

10' 1" x 6' 9" (3.09m x 2.06m)

Having a central heated radiator and double glazed window to the rear aspect.

BATHROOM

7' 4" x 12' 2" (2.25m x 3.72m)

Four piece family bathroom with shower, bath, low level WC and hand wash basin.

DOUBLE GARAGE

Set to the front of the property to provide parking space or storage. With electric double door, single door to the rear, power and lighting.

FRONTAGE

Walled and gated frontage with block paved parking area offering parking for several vehicles, all whilst enjoying views of the river.

REAR GARDEN

L shaped rear garden initially laid with patio area, walls and fencing to the boundaries, side accesses from the front and a large lawned area.





Riverside Witherley



FLOORPLAN



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