



The Green Bonehill

O.I.R.O **£535,000**

*** THIS ONE'S A BEAUTY ***. Take a look inside this charming extended detached property that has been much improved throughout with the benefit of a rear extension and double garage. Located in this ever desirable area the property stands on a generous plot with a sizable rear garden, spacious reception rooms and four double bedrooms. Internal viewing is considered essential.

Mark Webster estate agents are delighted to be able to bring to the market this fabulous extended detached cottage standing on a generous plot being located in the ever-sought-after location of Bonehill. The property has been vastly improved throughout with modern touches but still very much maintaining the charm and character of the original features. Bonehill is a picturesque hamlet perfectly located being in close proximity to excellent local schools, transport links, short drive to the ever popular Ventura retail park and for those that enjoy the outdoor there's some beautiful walks a stone's throw away.

KITCHEN 12' 0" x 18' 0" (3.66m x 5.49m)

Having an attractive wooden solid oak entrance door, leaded lights double glazed windows to front and side aspects, wooden effect tiled floor, recessed LED ceiling down lights, grey column style radiator, stairs leading off to the first floor landing, clever bespoke fitted under stairs fitted larder storage, range of white gloss style base level units, large centre island, solid oak work surfaces, ceramic sink, built in dishwasher, inset low level Bosch electric single oven, Bosch electric hob with a modern stainless steel ceiling suspended extractor hood, space for an American style fridge freezer, centre exposed ceiling beam, cottage style doors giving access to the lounge and dining room.

LOUNGE 18' 0" x 15' 6" (5.49m x 4.72m)

Having double glazed bi-folding doors to the rear aspect, engineered oak flooring, double panelled radiator, recessed LED ceiling down lights, oak door to the utility room and open plan through to the dining room.

DINING ROOM 18' 0" x 12' 5" (5.49m x 3.81m)

Double glazed leaded lights window to front aspect, double panelled radiator, exposed ceiling beams, stunning feature fireplace having an inset cast iron multi fuel (logs and coal) burning stove.

UTILITY ROOM 12' 0" x 5' 0" (3.66m x 1.52m)

Double glazed door leading out to the rear garden with adjoining side window, double panelled radiator, traditional style tiled floor, fitted triple base level units, wooden effect roll edge work surface, plumbing for a washing machine, further appliance space, space for a fridge freezer, ceramic sink and a door to the guest WC.

GUEST WC

Opaque double glazed window to side aspect, single panelled radiator, traditional style tiled floor, low level WC, wash basin and recessed LED ceiling down lights.

FIRST FLOOR LANDING

Having a feature circular double glazed window to side aspect, recessed LED ceiling down lights, double panelled radiator and cottage style doors leading off to...

MASTER BEDROOM 15' 6" x 11' 6" (4.72m x 3.51m)

A superb light and airy master bedroom having recessed LED ceiling down lights, two double panelled radiators, double glazed French doors providing a delightful Juliet style balcony area overlooking the fabulous rear garden, door to the en-suite.



ENSUITE

Opaque double glazed window to side aspect, tiled floor, chrome towel radiator, low level WC, pedestal wash hand basin, good sized shower bath having a chrome mixer shower over with rainfall style shower head, shower screen, attractive tiling to splash back areas and recessed LED ceiling down lights.

BEDROOM TWO 12' 0" x 12' 3" (3.66m x 3.73m)

Double glazed leaded lights window to front aspect, fitted double wardrobe, modern tall radiator and recessed LED ceiling down lights.

BEDROOM THREE 12' 0" x 12' 3" (3.66m x 3.73m)

Double glazed leaded light window to front aspect, recessed LED ceiling down lights and a double panelled radiator.

BEDROOM FOUR 9' 3" x 11' 6" minimum (2.82m x 3.51m)

Double glazed window to rear aspect, double panelled radiator, access to the roof storage space and recessed LED ceiling down lights.

FAMILY BATHROOM 9' 0" x 6' 0" (2.74m x 1.83m)

Opaque double glazed window to side aspect, double panelled radiator, recessed LED ceiling down lights, attractive ceramic tiling, low level WC, pedestal wash hand basin, panelled bath with a traditional style mixer shower over, shower screen.

DOUBLE GARAGE 17' 6" x 16' 6" (5.33m x 5.03m)

With remote control electric roller garage doors, light and power points, pitched roof and door leading to the garden. The garage also benefits from having ladder access to a large storage space above.

TO THE EXTERIOR

To the side of the property there is a double width driveway giving access to a double garage. There is a side entrance to the rear garden with feature brick paved pathway leading to paved patio, large expanse of lawn with well stocked borders, mature shrubs and trees, further paved seating area, fully enclosed and very private with brick paved pathway to small hidden garden with timber shed, shrubs and trees.

FIXTURES & FITTINGS: Some items may be available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band D. (This information is provided from the Council Tax Valuation List Website).



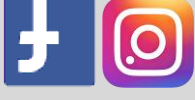
Floorplan



29 Bridge Street
Polesworth, Tamworth
Staffordshire, B78 1DR

www.markwebsterandco.co.uk
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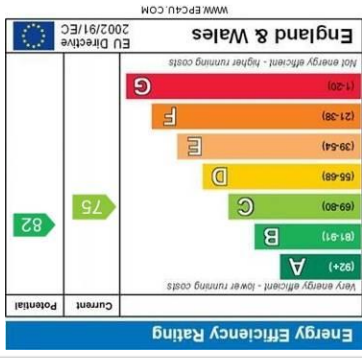
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