



FOR SALE

4 Bed Detached Dwelling in Clovelly Road, Leicester LE3 8AD

Offers Over £500,000



PROPERTY FEATURES

- Unique Detached Dwelling
- Four / Five Bedrooms
- Corner Plot
- Versatile Accommodation
- Recently Renovated By Current Occupier
- Bar
- Master Ensuite
- Off Road Parking
- Open Plan Living / Kitchen Space
- Call Phillips George To View



FULL DESCRIPTION

Having undergone substantial renovation this four / five bedroom detached dwelling occupies a pleasant corner plot and is located in Glenfield. The accommodation comprises briefly of main entrance hall, open plan living space, three ground floor bedrooms, master bedroom with ensuite bathroom, family shower room, bar and entertainment area, potential bedroom five, ground floor WC, utility area, landing to bedroom four and open study/office space, landscaped gardens with ample off-road parking, garage partly converted allowing for storage, the property offers uniqueness and versatile living. Contact Phillips George to view.



ENTRANCE HALL

Stunning entrance hallway with double glazed door to the front and double glazed windows to front and side, storage cupboard, open aspect with skylight window.

OPEN LIVING SPACE

19' 0" x 20' 11" (5.79m x 6.38m) The living area has been fully opened to provide light and space with a variety of sitting areas and a refurbished kitchen with a floating island taking centre stage, range of wall and base units, integral appliances, sitting and family dining area with secondary lounge all designed to focus on the spectacular floor to ceiling double glazed window feature wall with French doors leading to garden.



INNER HALLWAY

With carpeted flooring and loft hatch leads to the front wing of the property.

MASTER BEDROOM

12' 0" x 9' 0" (3.66m x 2.74m) Carpeted flooring with double glazed window to the front, radiator, fully fitted walking wardrobe with recessed lighting.



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ENSUITE

Comprising a four piece suite, bath, low flush WC, vanity basin, walk in shower with rainfall shower head, towel radiator, double glazed window to the side.

BEDROOM TWO

11' 0" x 10' 0" (3.35m x 3.05m) Carpeted flooring, double glazed window to the front and radiator.

BEDROOM THREE

11' 0" x 8' 0" (3.35m x 2.44m) Carpeted flooring, double glazed window to the front and radiator.

FAMILY SHOWER ROOM

Comprising a shower cubicle, wash basin and vanity unit with full extraction, rainfall shower head, opaque window to the side and radiator.

GROUND FLOOR WC

Comprises a low-level flush WC and wash basin with opaque window to the side.

UTILITY ROOM

Comprising wall units, plumbing and space for washing machine and tumble dryer, sink and drainer, cloak store for coats and double glazed window to the rear, double glazed door to the rear leading to garden.

BAR AND ENTERTAINMENT ROOM

18' 3" x 16' 3" (5.56m x 4.95m) Reception space converted to bar named 'The tipsy cow' with power and lighting, wooden floor, wash basin, fully fitted bar, sliding double glazed patio doors lead to garden and access to potential bedroom five.

BEDROOM FIVE / STUDY

Currently used as an Office with wooden flooring, power and lighting, open access to converted garage space.

STAIRS

Stairs lead to open plan gallery landing used currently at office space with storage cupboard and recessed lighting, leading to bedroom four.

BEDROOM FOUR

17' 10" x 11' 0" (5.44m x 3.35m) With sloped ceilings, double glazed window to the side carpeted flooring, eaves storage.

GARAGE

Garage has been partly converted with ample storage space and electric shutter doors with power and lighting.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
1783 sq.ft. (165.6 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



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TOTAL FLOOR AREA: 2108 sq.ft. (195.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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