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Nash House, Holyhead Road, Wellington, TF1 2DP

£489,000

A stunning, individually designed detached residence, occupying an excellent landscaped garden plot and offering extremely spacious living accommodation which would be ideal for a large family. Conveniently located close to Wellington and junction 6 & 7 of the M54 providing easy accessibility to the motorway network, The property has been extended and refurbished by the present owners, who have also installed solar panels and multi fuel stoves into two of the living areas. The flow of the house is excellent as is the "quirky"

nature of having his 'n' hers studies plus refitted bathroom and en suite. The view from the balcony over the rear garden is a lovely place to relax. The property offers excellent car parking and a DOUBLE GARAGE. with potential of providing a self contained annex for extended family.

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Entrance Porch

A spacious entry with access to the Main hallway to the left and to the cloak room, shower room and garage to the right.

Impressive Reception Hall

A bright spacious split level hall, with steps affording access to most of the ground floor space.

Fitness Room

Good size "gym" area, with shower and wash facilities.

Cloakroom

Low flush WC and washbasin.

Study 1

Accessed off the hall at the lower level and looking over the front garden.

Study 2

Access off the hall at the upper level, enjoying a similar outlook as the first study.

Living Room

With high ceilings, this pleasant living room has a multi fuel burner and enjoys an outlook over the rear garden and patio door. Steps lead to the dining room.

Dining Room

A spacious room equally suitable for formal and family dining or entertaining, with plenty of natural light and outlook over the rear garden.

Kitchen

Comprehensively fitted and with matching range of floor and wall mounted units, including integrated appliances, this is situated in the hub of the home and has access to the family and breakfast areas.

Breakfast Room

A great family and breakfast room with door to the front garden and multi fuel stove, plenty of natural light and a really nice flow to this area of the house.

Rear Hall

With access to the utility and rear door.

Utility room

Situated off the rear hall, with plumbing for the washing machine etc..

Conservatory

Upvc conservatory, with access off the main hall and doors leading to a covered canopy.

Master bedroom

A fabulous master bedroom, with sliding door to the BALCONY, overlooking the landscaped gardens.

En-suite

Refitted with walk in shower enclosure, wash basin and low flush WC.

Bedroom 2

Another nice double bedroom with plenty of natural light.

En-suite

Fitted with corner shower enclosure, low flush WC, wash basin, set in vanity top, backed with wall mirror.

Bedroom 3

A double bedroom, with wardrobes at the front of the house.

Bedroom 4

Another good size bedroom, with wardrobes.

Bedroom 5

The smallest bedroom, but still of generous proportions!, with fitted wardrobe.

Family Bathroom

A stylish refitted suite, with double ended bath, twin vanity basins, contemporary tiling and low flush WC.

Garden

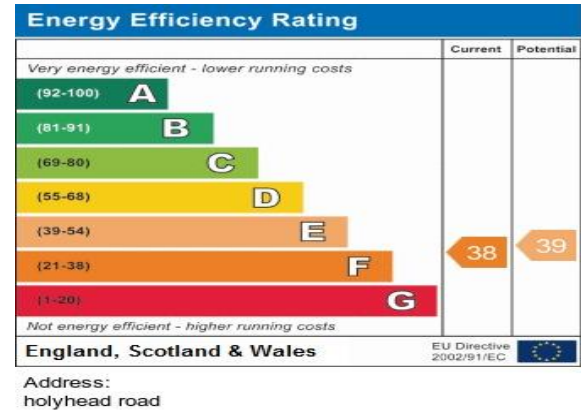
The garden is beautifully landscaped and forms a fine aspect of this family home, from the sweeping driveway approach to the shaped lawn at the rear of the house, to the shaped ornamental garden/vegetable patch at the front.

Garage

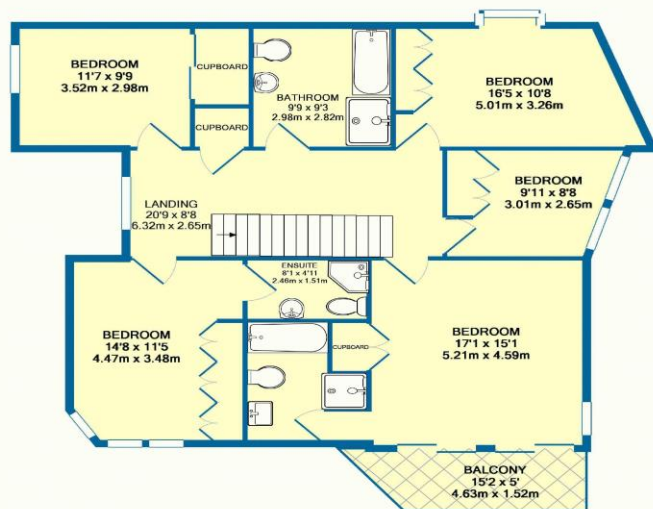
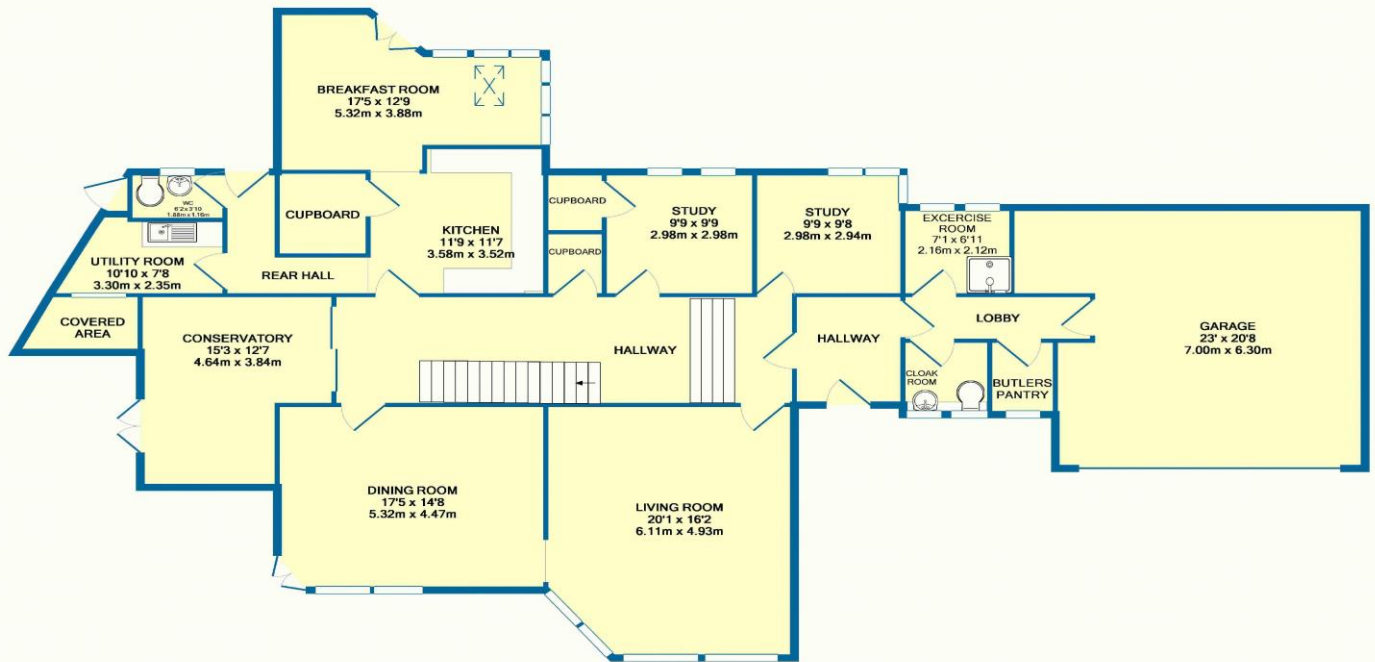
A double garage, with electricity and internal access to the house, this could potentially be converted to create a self-contained annexe.

Garden WC

Ideally placed at the end of the rear hall.



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TOTAL APPROX. FLOOR AREA 3532 SQ. FT. (328.1 SQ. M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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