



The Parade

Whitchurch CF14 2EE

£799,950

An exceptionally well presented and extended, traditional bay fronted semi detached family home in arguably one of the most sought after roads in Whitchurch. Offering far reaching views, convenience to all amenities and an ideal catchment for both primary & secondary schools, this is an ideal location for all families.

The property has been impressively improved by the current owners and has been transformed to a show home standard throughout. The downstairs accommodation has been extended and now boasts of a large open plan family Kitchen, Dining, Living space. There is also an impressive attic room which offers very useful additional accommodation.

In brief the accommodation comprises: Entrance Porch, traditional Reception Hall, Lounge with feature bay & views, Sitting Room, a luxurious open plan Living space / Kitchen, Inner Hall with Utility Room, WC and Shower Room. Upstairs are four good size double Bedrooms and a superb master Bathroom. Then to the second floor is a beautiful conversion with Bedroom area and second living space & cloakroom.



Entrance Porch

The property is entered via attractive hard wood door to a useful entrance porch. Featuring decorative floor tiles and the original door to the Reception Hall. Smooth plastered ceiling. Lighting. Small wooden cupboard containing gas meter. Alarm controls.

Reception Hall

A beautifully presented traditional Reception Hall with staircase rising to the first floor with newel posts and spindles. Built in storage cupboards. Feature wooden panelling to walls. Original decorative floor tiles. Traditional column radiator. Deep skirting boards. Smooth plastered ceiling. Deep coving to the ceiling. Smoke detector. Internal doors give access to the Lounge, Family Room and large open plan Kitchen / Dining/ Living space.

Lounge 16'6" into bay window x 13'4" (5.03m into bay window x 4.06m)

A beautifully presented principle reception room which is both light and spacious. Feature double glazed bay with sash windows and feature wooden panelling beneath. Smooth plastered ceiling. Deep coving. Ceiling rose. Picture rail. Dado rail. Feature column radiator. Deep skirting boards. Feature wooden flooring. Wall mounted fireplace with wood burning stove with decorative surround and slate hearth. Feature built in cabinet to alcove with glass display units and storage cupboards. Chrome power points. Light dimmer switch.

Sitting Room 13'3" x 11'8" (4.04m x 3.56m)

A beautifully presented second reception room which is light and generous in size to allow for additional space to benefit any living style. Sash windows to the front elevation. Feature wooden panelling. Wall mounted fireplace with ornate surround and hearth. Two useful alcoves for storage furniture. Column radiator. Smooth plastered ceiling. Coving to the ceiling. Picture rail. Chrome points and dimmer switch.

Open Plan Kitchen / Diner / Living Room 34'9" max x 21'9" plus additional recess (10.59m max x 6.63m plus additional recess)

A stunning and large open plan contemporary living space which has been beautifully designed to be both functional and a superb space for entertaining. There is underfloor heating throughout the room and feature wood effect tiled flooring. There is a generous and very useful storage room with fitted shelving and ample storage for a growing family. There are six ceiling light points and also spotlights controlled with dimmer switches. Comprising of three 'areas' including:

Kitchen Area

A stunning Kitchen with a large Kitchen Island providing space for seating, storage cupboards, built in wine cooler and integrated Dishwasher. Finished with marble work top and Belfast sink unit with mixer 'boiling water' tap over. There is also a wide range of matching wall and base units proving excellent storage facilities with marble work surfaces and matching splash backs. Fitted larder style cupboard with shelving and drawer unit. Integrated Fridge and Freezer. Space for Range cooker with electric cooking point and chimney style extractor fan over. Smooth plastered ceiling. Spotlights. Dimmer switches. Chrome power points. Double glazed anthracite grey window to the side elevation.

Dining Area

A well thought out Dining Area with ample space for table and chairs. Fitted Bunkett seating with leather seating and built in internet point. Feature wine rack with secret storage cupboards. Double glazed window to the rear elevation with anthracite grey surround and deep wooden window sill.

Inner Hall

Situated off the Living area is an inner hall which opens out to a contemporary style Utility Area. This also leads into a storage room ideal for Gardening equipment, sports equipment etc... Built in linen style cupboard with shelving. Doors leading to the ground floor Shower Room & Cloakroom.

Utility Area 7'2" x 5'8" (2.18m x 1.73m)

Fitted with a contemporary style Utility suite with matching wall and base units with cupboards and drawers. Inset sink unit with mixer taps above.

Plumbing for washing machine. Double doors to an airing cupboard housing the gas central heating boiler and space for airing clothes. Double glazed door to the rear elevation giving access to the Garden.

Shower Room

A contemporary style two piece suite comprising: walk in shower cubicle with mains pressure shower and wall mounted wash hand basin. Walls have attractive tiling and floors have complimentary tiles. Chrome heated towel rail. Smooth plastered ceiling. Spotlights. Extractor.

Cloak Room

A contemporary style two piece suite in white comprising: low level WC and wash hand basin. Contemporary style wall tiles and flooring. Smooth plastered ceiling. Extractor. Spotlights.

Landing

A split level Landing. Feature large leaded glass window to the side elevation. Staircase rising to the second floor. Smooth plastered ceiling. Deep skirting boards. Doors leading to all Bedrooms and Bathroom.

Bedroom One 16'10" x 13'4" (5.13m x 4.06m)

A beautifully designed master Bedroom with double glazed sash windows set into a bay with feature wooden panels beneath. Superb views. Column radiator. Fitted wall to wall floor to ceiling bespoke wardrobes offering ample storage facilities. Smooth plastered ceiling. Coving to the ceiling. Ceiling rose. Deep skirting boards. Chrome points. Wired for wall lights.

Bedroom Two 13'3" x 12'9" (4.04m x 3.89m)

Sash windows to the front elevation with superb views. A good size second double Bedroom. Smooth plastered ceiling. Coving to the ceiling. Column radiator. Chrome power points. Picture rail.

Bedroom Three 12'9" x 9'9" (3.89m x 2.97m)

Double glazed window to the rear elevation with aspect to the Garden. Column radiator. Smooth plastered ceiling. Coving to the ceiling. Chrome power points. A good size third double Bedroom.

Bedroom Four 12'8" x 9'11" (3.86m x 3.02m)

Double glazed window to the rear elevation with aspect to the Garden. Column radiator. Smooth plastered ceiling. Coving to the ceiling. Power points.

Family Bathroom

A contemporary and spacious Bathroom with a four piece suite comprising: fitted Jacuzzi style Bath, walk in shower cubicle with mains pressure shower, wash hand basin and low level WC. Walls are tiled. Tiled flooring. Extractor. Heated towel rail. Smooth plastered ceiling. Spotlights to the ceiling. Obscure glazed window.

Attic Room / Bedroom Five

The attic has been opened into a superb Bedroom suite which has ample space for a good double Bed and a second area which again can house another bed or provide a really useful study area. Feature steps lead up to the raised Bedroom section with under eaves storage, smooth plastered ceiling, skylight window and spotlights. To the second area is a second skylight window.

Cloak room

A contemporary two piece suite in white comprising: low level WC and pedestal wash hand basin. Tiled flooring. Walls are tiled. Smooth plastered ceiling.

Outside Front

To the front of the property is a block paved Driveway offering ample parking for several vehicles. Access to the storage room.

Outside Rear

The rear Garden is of good size and laid mainly to lawn. Paved sun terrace ideal for table and chairs. To the rear of the plot is a raised terrace with raised flower beds extending around the Garden.



