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Sunnyside, Clay Lake, Endon, ST9 9DE

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Offers In The Region Of £209,950

(Subject to Contract)

Description

- * A Unique double fronted end of terrace cottage in a highly sought after location in Clay Lake, Endon.
- * The property offers deceptively spacious three bedroom accommodation and retains many of its original features whilst benefiting from UPVC double glazing and gas fired central heating.
- * Externally there is a driveway providing off road parking with a single garage and an outside decking area provides a seating area from which you can take in the outstanding views of the surrounding countryside.
- * OFFERED FOR SALE WITH NO UPWARD CHAIN

Entrance hall

Stairs off. Radiator. Coving. Access to cellar.

W.c

W.c. Wash basin. Radiator.

Lounge 3.66m x 5.64m (12' x 18'6)

Radiator. Feature wood burning fire and surround. Coving. Bay window.

Living room 4.34m max x 4.24m (14'3 max x 13'11)

Radiator. Feature fire place. Bay window. Coving. Wood flooring.

Kitchen 4.24m x 1.93m (13'11 x 6'4)

Wall and base units. Inset stainless steel sink unit with mixer tap. Electric hob. Electric oven. Integrated microwave. Integrated fridge and dishwasher. Wood flooring. Radiator. Side door. Coving. Wood flooring.



Landing area

Radiator.

Bedroom 5.77m max x 3.68m (18'11 max x 12'1)

Radiator. Bay window. Loft access.

Bedroom 4.24m x 4.39m max (13'11 x 14'5 max)

Radiator. Bay window. Loft access.

Bedroom 3.38m x 2.08m (11'1 x 6'10)

Radiator. Loft access.

Bathroom 3.35m x 1.91m (11' x 6'3)

Roll top bath. Corner shower cubicle. W.c. Wash basin. Heated towel rail and radiator. Laminate flooring. Spot lights.

Cellar 4.01m x 3.45m (13'2 x 11'4)

Power and lighting.

Utility area 4.22m x 1.85m (13'10 x 6'1)

Plumbing point. Rear window. Central heating boiler. Water tank. Power and lighting. Access to:

Garage 4.09m x 5.16m (13'5 x 16'11)

Up and over door. Power and lighting. Rear window.



Outside

Outside is a driveway area providing off street parking and a single attached garage. Above the garage is a decked patio / garden area with some outstanding views of the surrounding countryside.

Viewing

By prior appointment through the Agents.

Please note

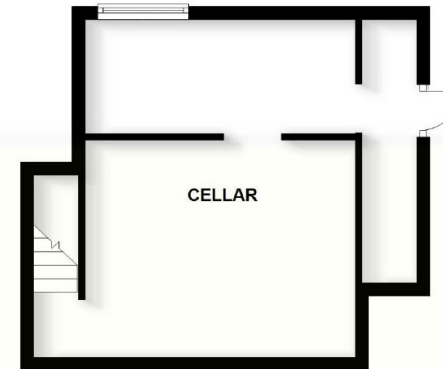
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.





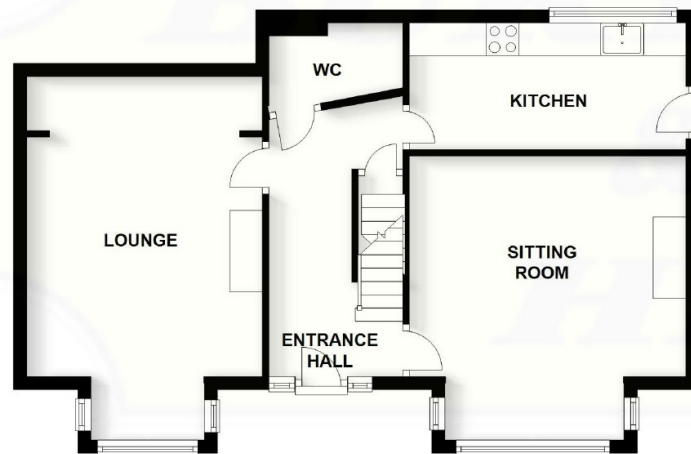
BASEMENT

APPROX. 27.5 SQ. METRES (296.1 SQ. FEET)



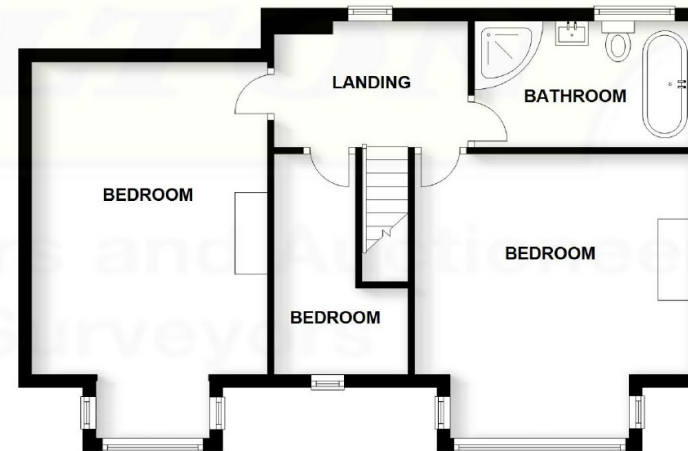
GROUND FLOOR

APPROX. 56.2 SQ. METRES (605.1 SQ. FEET)



FIRST FLOOR

APPROX. 56.9 SQ. METRES (612.6 SQ. FEET)



TOTAL AREA: APPROX. 140.6 SQ. METRES (1513.8 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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