

inspired estate agents

www.inspiredestateagents.com

tel 726599

Dieu Donne

Parish: St Martins

Price: £495,000

Perry's: 30 D1

TRP: 203



A charming semi-detached listed 5 bay longhouse set back from the lane with an enclosed low maintenance rear courtyard and parking for 2 small cars. The property has been upgraded over the past years and provides good size family accommodation over three floors, with superb appointed reception rooms yet still remaining much of it's period charm.

Situated within St Martins Village and all it's amenities. (This property could be used as staff accommodation for up to 6 people as long as one was a licence holder).

Accommodation comprises:- Sitting Room. Dining Room. Kitchen. Master Bedroom en-suite with 2 further bedrooms. Shower Room. Bathroom. Garden. Parking.

- Charming listed property
- 3 Bedrooms one en-suite.
- Situated within St Martins Village
- Gardens and parking
- Superb reception rooms



Entrance / living room



Living room





LIVING ROOM 7.12m (23'4") max x 4.80m (15'9") max

Wooden door with twin glazed insets into Living room. Staircase up to split first floor landing. Twin windows with curtains overlooking front garden. Feature open fireplace with multi stove back boiler, exposed granite with shelving either side. Beamed ceilings. Wall lights. Carpet. Inset storage cupboard with shelving above. TV/Phone points. Radiator. Doors off to:-

DINING ROOM 4.80m (15'9") x 4.64m (15'3")

Twin windows with curtains overlooking front garden. Twin alcoves with built-in cupboards. Carpet. Beamed ceiling. Wall lights. TV/Phone points. Radiator.

INNER HALL

Cupboard housing electrics. Under stairs cupboard. Carpet. Beamed ceiling. Opening into:-

KITCHEN 4.84m (15'11") max x 2.65m (8'8") max

Windows and stable door to rear garden. Range of oak floor and wall units with worktops over incorporating a 1 1/2 bowl stainless steel sink unit with mixer tap over. Tiled splash backs. Radiator. Laminated wood flooring. Tongue and groove ceiling. Appliances include AEG oven with ceramic hob and extractor fan over. Bosch fridge/freezer. Servis washing machine. Miele dishwasher.

Back to Living room staircase up to split Landing.

LANDING

Carpet. Wall lights. Doors off to:-

FAMILY BATHROOM 2.86m (9'5") x 2.21m (7'3")

Window overlooking front garden. 3 piece suite in white comprising panel bath with shower over. Pedestal hand basin. WC. Built-in floor to ceiling double cupboards. Wall light. Shaver/light point.

BEDROOM 2 4.80m (15'9") x 4.64m (15'3")

Twin windows with blinds to front garden. Window with blinds to rear. Phone point. Radiator. Carpet. Run of built-in wardrobes.



Kitchen



Bedroom 2



Back to Landing, stairs up to other Landing.

LANDING

Window to rear. Carpet. Wall lights. Staircase to second floor. Doors off to:-

SHOWER ROOM 3.88m (12'9") x 1.83m (6')

Window with blinds overlooking front garden. 3 piece suite in white comprising corner shower cubicle. Pedestal hand basin with glass shelf and mirror over. WC. Large wall mounted mirror. Carpet. Radiator. Wall lights. Hot water cylinder.

BEDROOM 3

Window with blinds overlooking front garden. Pine tongue and groove walls and ceiling. Wall lamp. Built-in cupboards. Phone point.

Staircase up to Master Bedroom

MASTER BEDROOM SITTING ROOM 7.06m (23'2") max x 4.26m (14') max

Dormer window with blinds overlooking rear garden. Tongue and groove walls and ceiling. Exposed A frames. Carpet. Phone point. Ceiling spot lights. Shelving. Radiator. Doors to:-

EN-SUITE BATHROOM 2.42m (7'11") max x 2.25m (7'5") max

Roof light to front. Three piece suite in white comprising panel bath. Pedestal hand basin. With mirror and shaver/light over. Partly tiled. Tongue and groove walls. Vinyl flooring. Heated towel rail.

MASTER BEDROOM 4.43m (14'6") max x 4.25m (14') max

Roof lights to front and rear gardens. Exposed A frame beams. Carpet. Built-in double wardrobes. Under eaves storage cupboard. Ceiling spotlights.



Shower room



Bedroom 3



EXTERIOR

FRONT

The property is approached from the lane through a pedestrian cast iron gate, pathway to front door, with enclosed small lawn gardens either side. Bounded by low granite walls.

REAR

The garden is low maintenance in design, mostly laid to paving with some gravelled areas. Good size storage shed. Gateway to parking for 2 small cars. Bounded by low rendered walls and larchlap fencing above making this quite a private area.

NB:- Subject to permission you could increase the parking by taking down part of the rendered wall / fencing.

Services:

Mains Electricity, water, drains, Back boiler heating. Wooden double glazed doors and windows.

Included in the Sale:

All fitted floor coverings, curtains, blinds, light fittings, all fitted units and appliances as listed.



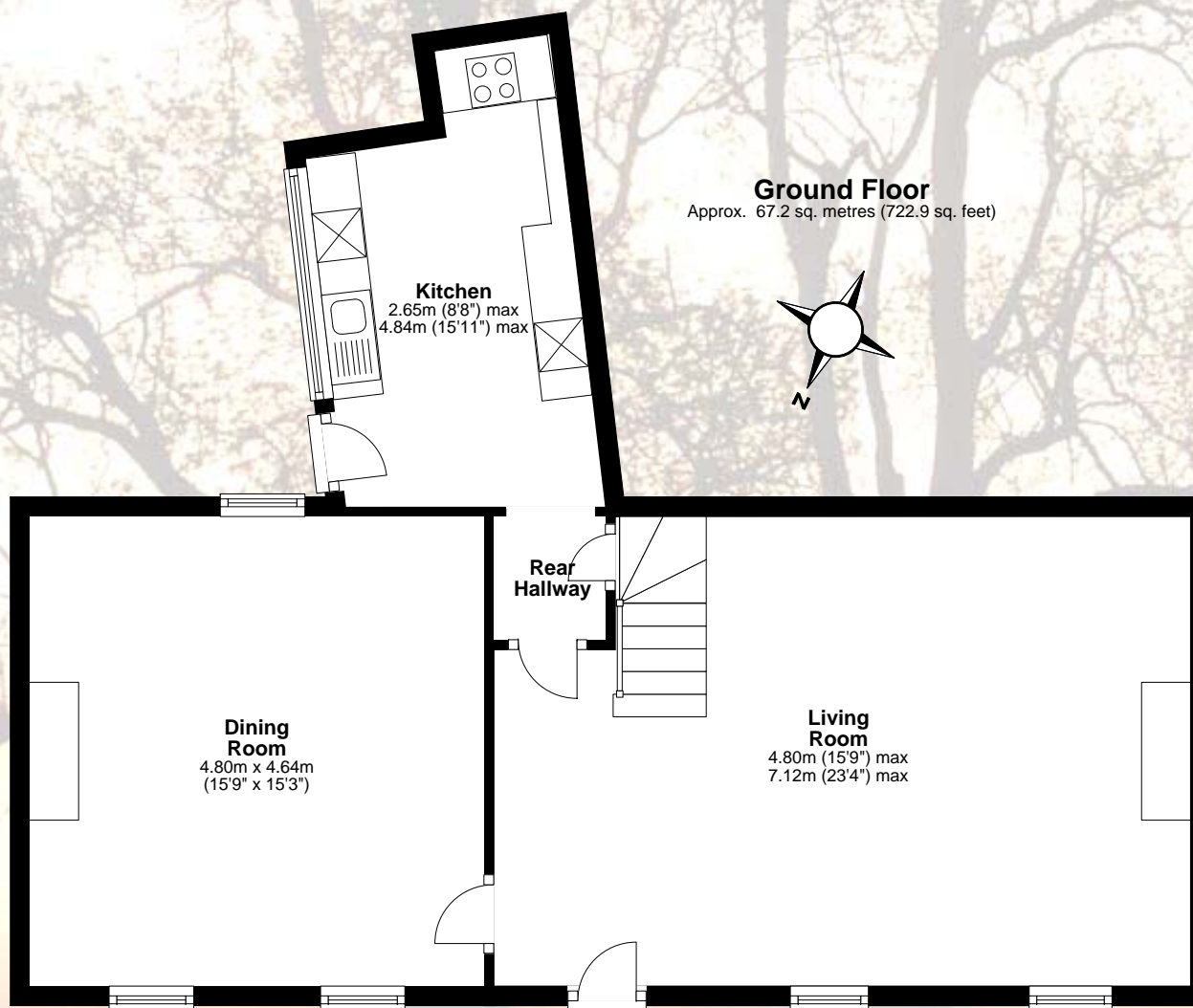
Master bedroom



Rear courtyard

inspired estate agents

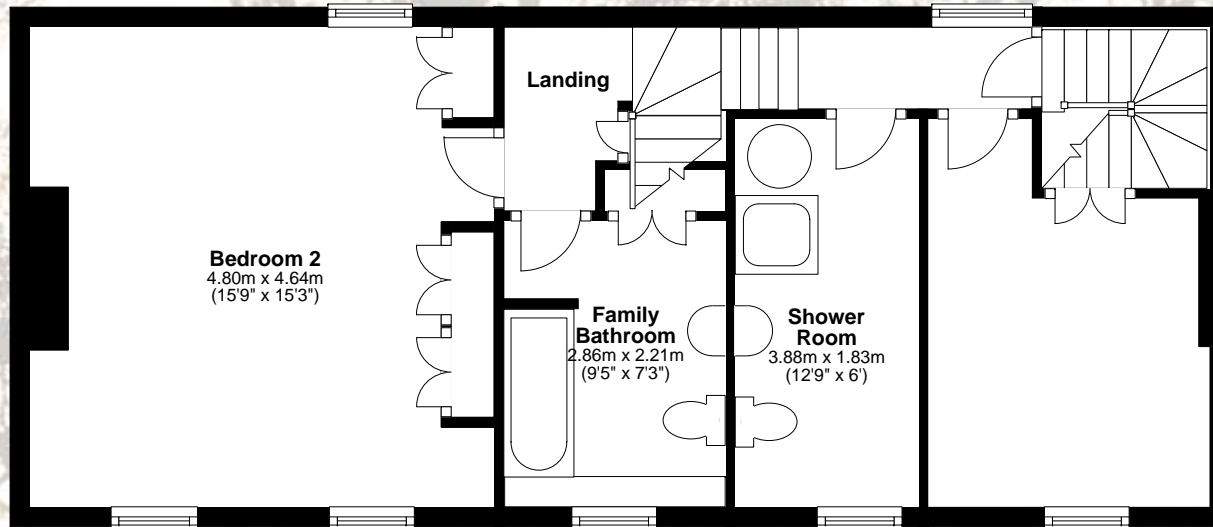




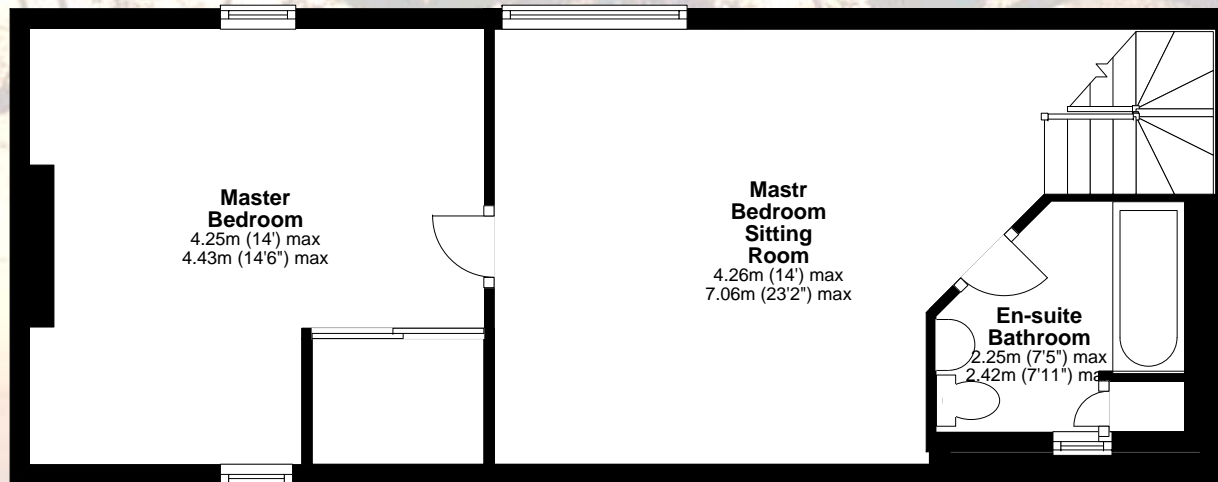


inspired estate agents

First Floor
Approx. 54.3 sq. metres (584.0 sq. feet)



Second Floor
Approx. 46.9 sq. metres (505.3 sq. feet)



Viewing is strictly by appointment with Inspired Estate Agents Ltd.
This document has been created as a guide to the property's particulars. It is not part of any contract. Every effort has been taken to ensure the details included herein are correct but we cannot guarantee their accuracy.