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Fennell Cottage

Perry's: 9 F2

TRP: 106

Parish: Vale

Price: £358,000



Fennell Cottage is a semi-detached granite built cottage with a single storey extension. Inside you will find some exposed beams, a working fireplace coupled with well proportioned living spaces. If you are looking for a character cottage in a quiet location with good outdoor space and gardens. Then maybe Fennell Cottage should be a serious consideration.

Accommodation comprises:- Entrance Hall. Lounge/Diner. 2/3 Bedrooms. Family Bathroom. Kitchen/Breakfast Room. Gardens and Parking.

- Semi-detached character cottage
- 2/3 bedrooms
- Good outdoor space and gardens
- Quiet location with parking
- Well proportioned living space



Entrance hallway



Family bathroom

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ENTRANCE HALL

Tiled flooring. Coat hooks. Light fitting. Door bell. Doors to:-

FAMILY BATHROOM 2.99m (9'10") x 1.71m (5'7")

Neutrally decorated. Tiled walls. Dark wood effect flooring. Chrome ladder style towel radiator. Three piece suite in white comprising WC. Pedestal hand basin. Bath with shower over. Glass shower screen. Fitted storage cupboard. Two obscure glazed windows to front..

KITCHEN/BREAKFAST ROOM 3.83m (12'7") x 3.58m (11'9")

Wooden half glazed door. Rustic tiled flooring adds to the French feel of this fitted kitchen. Range of medium oak fitted wall and floor units, with solid wood work surfaces and breakfast bar. Tiled splash backs. Roof light and two windows to rear with rural outlook. Radiator. Stainless steel lighting cluster. Appliances include:- Hotpoint washing machine. Vokera Linea Mains Gas combi boiler. Integrated fridge/freezer. Neff dishwasher. Neff 4 ring gas hob. Extractor fan over. Neff electric oven and grill. Neff microwave.

LOUNGE/DINER 5.61m (18'5") x 3.94m (12'11")

Solid wood flooring. Windows to front and rear with curtain poles and curtains. A comfortable and homely living area with fitted shelving and storage. Working open fireplace with tile hard-wood surround. Tiled hearth. Two radiators. Recessed ceiling lights. Sets of twin wall lighting. Stairs to first floor with cupboard under. Electric meter cupboard. Exposed beams. Sat/TV/ Phone points.

FIRST FLOOR

LANDING

Neutrally decorated with matching carpets. Exposed beams. Window to front with blinds. Wall lighting. Doors to:-

BEDROOM 2 3.44m (11'4") max x 2.17m (7'2") max

Window to front with curtains. Pendant light fitting. Neutrally decorated with matching carpets. Radiator. Phone point.

NURSERY - BEDROOM 3 4.13m (13'7") max x 2.04m (6'8") max

Window to rear with curtain pole, curtains with rural outlook. Wall lighting. Radiator. Carpet. Fitted storage units. Phone point. Open plan stairs to:-



Kitchen - breakfast room





MASTER ATTIC BEDROOM 5.65m (18'7") x 4.14m (13'7")

Window to side. Velux window to rear with rural outlook. Part carpeted Fitted eaves storage with sliding doors. Radiator. Four cluster ceiling lighting. Phone/TV points. Two chimney breasts on gable wall.



Landing



Bedroom 2



FRONT GARDEN AREA

There is a lovely enclosed front garden with a central pathway leading from the gate to the front door. Being fenced in makes this half decked, half lawned area a safe place for children. Great for outdoor dining and entertaining with a brick built BBQ Fitted decked corner seating.

MAIN GARDEN

Set away from the house is another fully enclosed garden bounded by a mix of fencing and garden walls. South facing, part gravelled part lawned with a soft play area for children. Raised decked area with good size garden shed, mature apple and pear trees with a splash of fresh herbs. For the adults a great place to grow vegetables or purely for recreational purposes, a lovely private retreat.

PARKING AND DRIVEWAY

The parking area is mainly laid to Alderney gravel and provides parking for two cars. Access alongside garages to main garden.

Services:

Mains Electricity, water, cesspool, gas central heating. Upvc double glazed windows and doors.

Included in the Sale:

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



Master attic bedroom



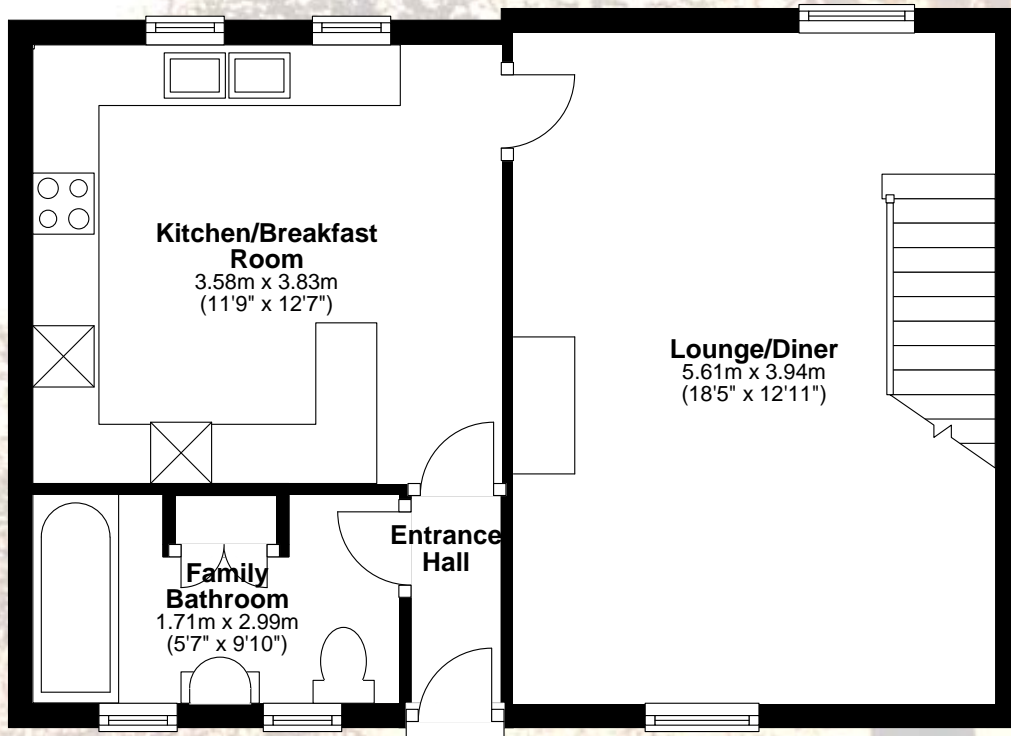
Enclosed front garden and decked area

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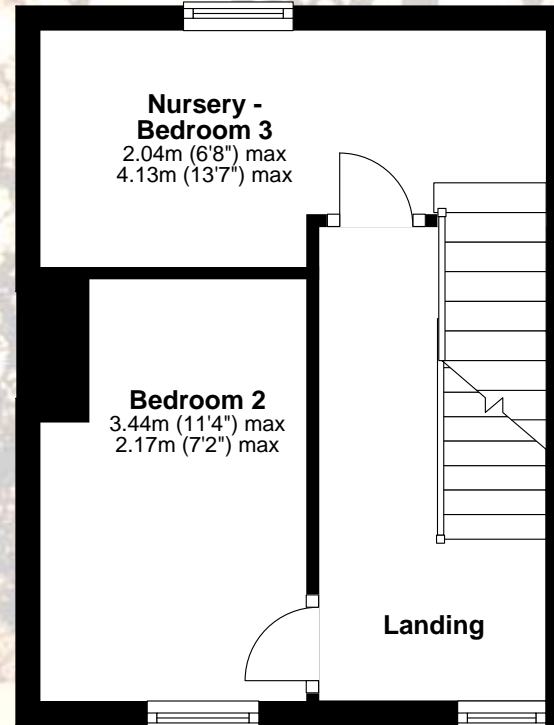
Ground Floor

Approx. 42.2 sq. metres (453.7 sq. feet)



First Floor

Approx. 21.8 sq. metres (234.6 sq. feet)



Second Floor

Approx. 23.4 sq. metres (252.1 sq. feet)

