

Town Street, Treswell

FIVE STAR
P R O P E R T Y



0 1 7 7 7 7 0 8 7 0 0

- Detached Cottage
- Three Bedroom
- Two Reception Rooms

- Mature Gardens
- Popular Location
- EPC Rating: E

FIVE STAR
P R O P E R T Y

Price £325,000
www.fivestar-property.co.uk

Description

Charm & character is in abundance within this period detached cottage. The property which is set within a private mature garden plot, offers two reception rooms, kitchen, breakfast room, utility, snug and three bedrooms,. The property is set within a popular rural village with ease of access to the wider area. Viewing is essential to appreciate the beautiful period home and well appointed mature gardens. Call Five Star Property 01777 708700.

Entrance

The glazed UPVC entrance door opens into the:

Breakfast Room 14'7" x 8'8" (4.45m x 2.64m)

This room offers views over the beautiful rear garden, tiled flooring, exposed brick work and an electric panel heater. Doors lead through to the utility area and:

Kitchen 14'1" x 7'9" (4.29m x 2.36m)

Having a range of fitted wall and base units, worktops and tiled splash backs over, sink and drainer, space and plumbing for a range of appliances including, cooker, washing machine, dishwasher and fridge freezer. Exposed beams, rear and side facing window, tiled flooring, kick board heating and access into the inner hall and the:

Dining Room 12'10 x 11'8" (3.91m x 3.56m)

With a front facing window, exposed brick fireplace with quarry tiled hearth, wood burning stove, wood flooring, exposed beams, front facing window, accent wall lights and a radiator.

Lounge 15'3" x 12'7" (4.65m x 3.84m)

Having French doors into the front garden, front facing windows, brick built fireplace, wood burning stove, tiled flooring, exposed beams and a radiator.

Utility 11'8" x 6'9" (3.56m x 2.06m)

With a tiled floor and staircase rising to the Snug/Office, space for further appliances and a front facing window.

Snug/Office 9'1" x 6'9" (2.77m x 2.06m)

Having a front facing window, radiator and beam to the ceiling.

Inner Hall

With a tiled floor, front and side facing window, built in cupboard housing the oil fired boiler and stairs rising to the first floor accommodation.

Cloakroom

Comprising of a two piece suite with a low flush WC, wash hand basin, tiled splash back, front facing window, extractor fan, down lights and a radiator.

First Floor Landing

Having a side facing window, loft access point, accent wall lights and a radiator.

Master Bedroom 11'9" x 11'6" (3.58m x 3.51m)

With a window to the front, down lights and a radiator.

Bedroom Two 12'7" x 9'0" (3.84m x 2.74m)

Having a front facing window, down lights and a radiator.

Bedroom Three 10'8" x 7'8" (3.25m x 2.34m)

With a side facing window, radiator and exposed beam to the ceiling.

Bathroom 10'3" x 7'8" (3.12m x 2.34m)

Comprising of a four piece suite which includes an enclosed mains fed shower, panel bath, low lush WC, pedestal wash hand basin, towel radiator, extractor fan, rear facing window and down lights.

Gardens

Mature and well appointed gardens encase this property with the rear proportion of the garden being bounded by a babbling brook. The front garden is laid to lawn and completely enclosed to the perimeter by a mature hedge. There are wild flower borders, mature trees, small wildlife pond and a patio area.

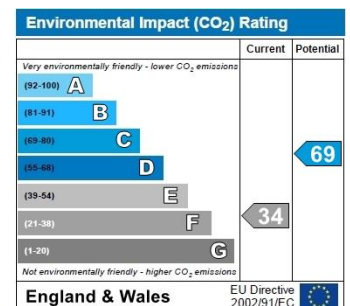
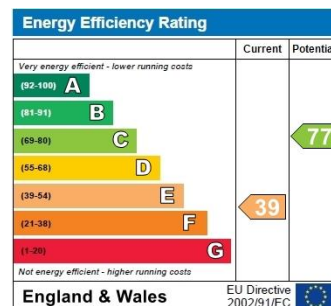
The rear garden is a substantial plot that offers many areas of interest, from a patio dining area, planted borders, lawn area, vegetable patch, orchard, many mature trees, greenhouse, sheds and even a summer house to enjoy the garden from. The garden is enclosed to the perimeter on all sides by hedging, and the brook.

Outbuildings

The property benefits from some useful outbuildings that include an attached garage, workshop and a store, further detached double garage and many further useful sheds, greenhouse and a summer house.

Parking

The property provides parking for several cars via a pebble driveway that leads to the detached double garage. The driveway is accessed via a five bar farm gate.



IMPORTANT NOTICES

Five Star Property Ltd. for themselves and for the Vendors or Lessors of this Property give notice that: 1: These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2: All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Five Star Property Ltd. for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3: Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4: Five Star Property Ltd., and any person in its employment, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Five Star Property Ltd. for any error, omission of mis-statement in these particulars. 5: No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property Registered in England and Wales. Registration Number 06278685.