



## The Apples Woodside Lane, Wroot

£425,000 Freehold

AN OUTSTANDING TRADITIONAL DETACHED HOUSE · OPEN SOUTH FACING REAR ASPECT · LARGELY EXTENDED ACCOMMODATION WITH EXCELLENT VERSATILITY · 3 RECEPTION ROOMS · 4 BEDROOMS · QUALITY FITTED KITCHEN & BATHROOM · GENEROUS INTEGRAL GARAGE (3.55m x 7.15m) · HIGHLY SOUGHT AFTER VILLAGE LOCATION · VIEWING IS ESSENTIAL TO FULLY APPRECIATE





**Entrance Porch**

8' 4" x 4' 3" (2.53m x 1.30m)

Front uPVC double glazed entrance door with inset patterned leaded glazing leads to;

**Central Reception Hallway**

8' 4" x 10' 0" (2.54m x 3.05m)

Has return staircase leading to the first floor accommodation and a large built-in storage cupboard with front circular uPVC double glazed window with hammered effect glazing and fitted shelving.

**Ground Floor Shower Room**

10' 0" x 4' 8" (3.06m x 1.41m)

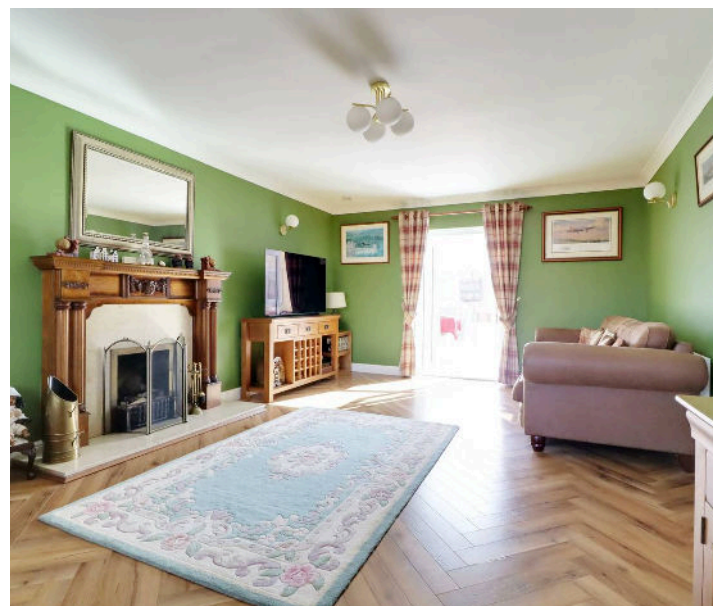
Enjoying a quality suite in white comprising a close couple low flush WC, matching vanity wash hand basin, double shower with overhead mains shower and glazed screen, tiled flooring, tiling to walls and inset modern ceiling spotlights.



**Fine Main Living Room**

13' 0" x 19' 8" (3.95m x 6.00m)

With a front uPVC double glazed bay window, internal uPVC double glazed French doors leads through to the conservatory, handsome open fire with granite surround hearth and a detailed carved mahogany surround and projecting mantel, herringbone flooring, wall to ceiling coving and four single wall light points.



### **Conservatory**

12' 4" x 12' 5" (3.75m x 3.78m)

With dwarf bricked walling, surrounding uPVC double glazed window, sliding patio doors leading to the garden, hipped and pitched glazed roof and tiled flooring.

### **Dining Room**

11' 11" x 9' 6" (3.63m x 2.89m)

Having a large built-in under the stairs pantry, tiled flooring, period style ceramic radiator, TV point, wall to ceiling coving and a broad archway leads through to;

### **Quality Fitted Kitchen**

11' 11" x 8' 0" (3.63m x 2.45m)

Enjoying a dual aspect with rear and side uPVC double glazed window. The kitchen enjoys an extensive range of shaker style furniture finished in a light sage with button and cup pull handles enjoying a complementary butcher block style worktop with tiled splash backs incorporating a one and a half bowl stainless steel sink ceramic sink unit with drainer to the side and block mixer tap, built-in five ring electric hob with overhead extractor, eye level double oven, tiled flooring, wall to ceiling coving and door leads through to;

### **Large Utility Room**

6' 10" x 13' 7" (2.09m x 4.15m)

Having front and rear uPVC double glazed entrance doors, personal door leading through to the garage. The utility is fitted with an extensive range of white fronted furniture with a butcher block style worktop with tiled splash backs incorporating a stainless steel sink unit with drainer to the side and block mixer tap, space and plumbing for appliances and cushioned flooring.

### **Bedroom 4 (Ground Floor)**

11' 6" x 14' 1" (3.50m x 4.28m)

Rear uPVC double glazed window and attractive wooden flooring.

### **First Floor Landing**

Side uPVC double glazed window, wall to ceiling coving, loft access with drop down ladder and doors to;

### **Master Bedroom 1**

12' 11" x 9' 9" (3.93m x 2.98m)

Plus projecting uPVC double glazed bay window, wall to ceiling coving, ceiling lights and fan.

### **Rear Double Bedroom 2**

12' 11" x 9' 9" (3.93m x 2.97m)

Three rear uPVC double glazed windows, fully fitted bank of wardrobes to one wall and wall to ceiling coving.

### **Rear Double Bedroom 3**

10' 9" x 9' 5" (3.28m x 2.88m)

Having rear uPVC double glazed French doors leading out to a balcony, wall to ceiling coving, fitted wardrobe and laminate flooring.

### **Balcony**

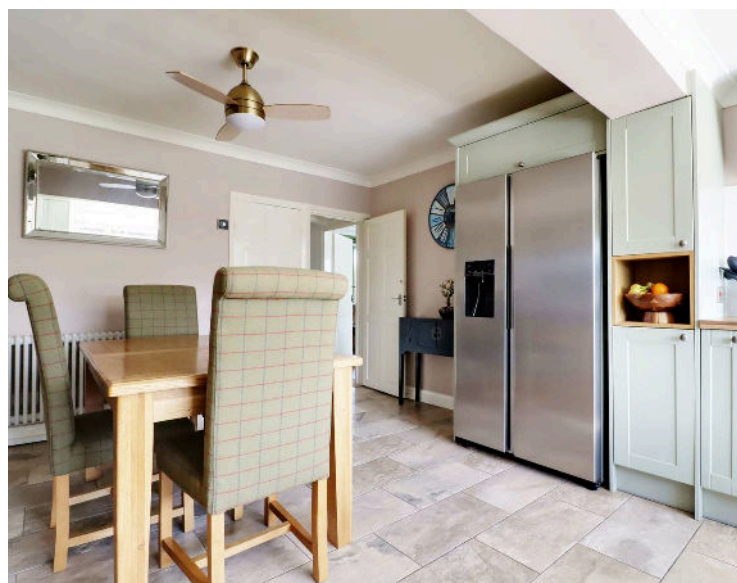
12' 8" x 8' 8" (3.85m x 2.65m)

Enjoys decked finished flooring with surrounding wrought iron balustrading enjoying superb open views.

### **Quality Family Bathroom**

8' 2" x 6' 5" (2.50m x 1.95m)

Having triple front uPVC double glazed windows with hammered effect glazing providing a quality suite in white comprising a close couple low flush WC, vanity wash hand basin with LED mirrored backing, panelled bath with display recess, slate style flooring, fully tiled walls with brushed aluminium edging, chrome towel rail, PVC clad to ceiling and inset ceiling spotlights.



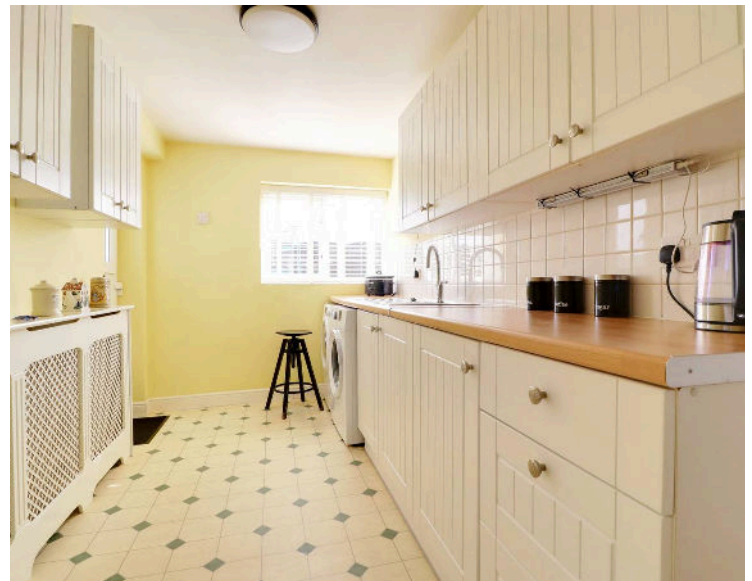
## Garage

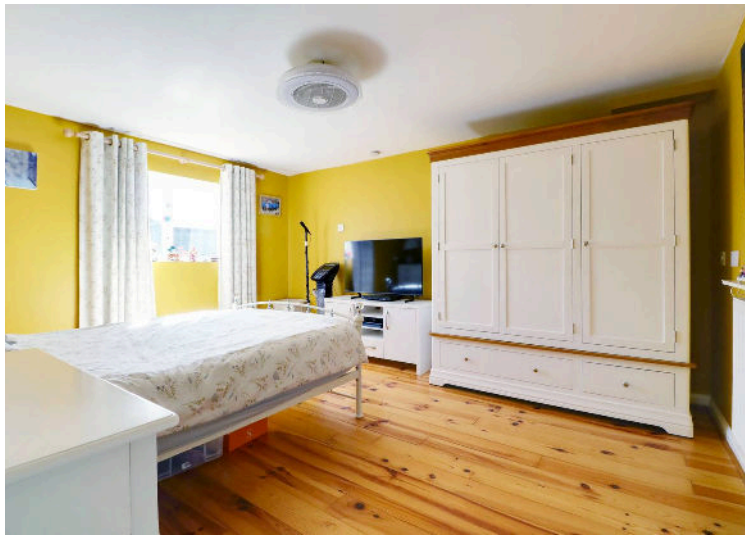
11' 8" x 23' 5" (3.55m x 7.15m)

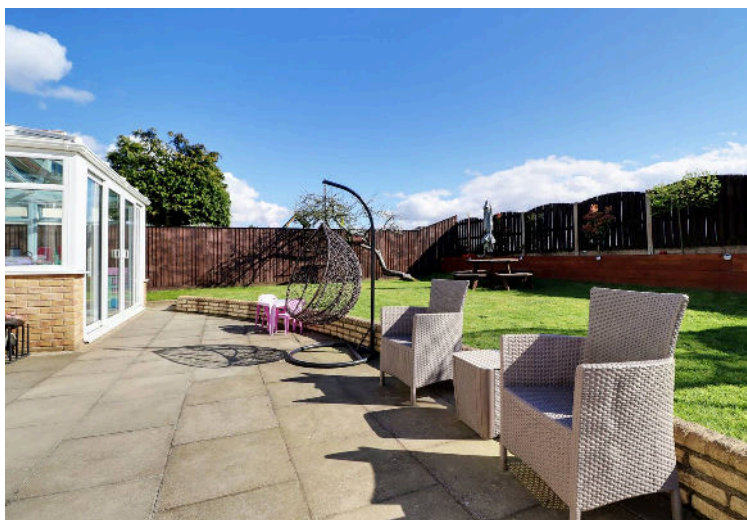
The property enjoys the benefit of substantial integral garage enjoying electric roller front front doors, two side uPVC double glazed windows with frosted glazing, internal power and lighting and houses a floor mounted Worcester oil central heating boiler.

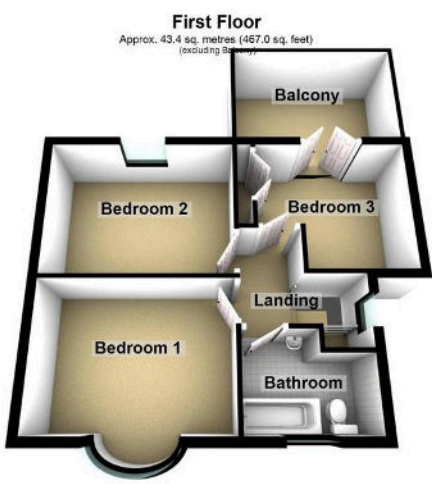
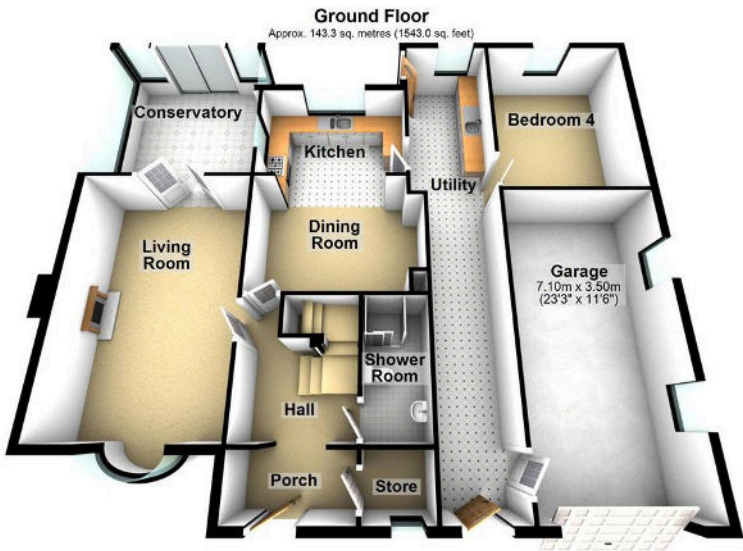
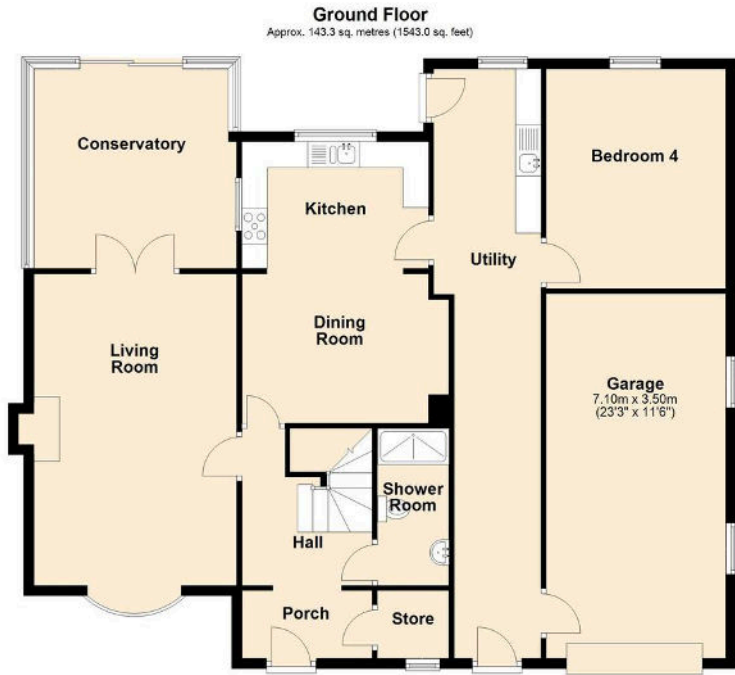
## Gardens

The property enjoys a substantial broad plot with the front having a decorative brick wall with iron top with matching double opening gates onto a large block paved driveway allowing ample parking for a number of vehicles with direct access to the integral garage and having a side electric charging pod. Gardens to the front come principally laid to lawn and with perimeter pathway that lead down either side of the property. The private enclosed rear garden enjoys a southerly aspect and has an initial curved edged flagged laid seating area with dwarf retaining stone walls leading onto a large lawned garden with sleeper raised borders.









Total area: approx. 186.7 sq. metres (2010.0 sq. feet)

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