



Curzon Avenue, Birstall
Leicester, Leicestershire, LE4 4AB

NEWTONFALLOWELL 

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Offers Over £430,000

*** BEAUTIFULLY PRESENTED *** MUCH SOUGHT AFTER AND PRESTIGIOUS LOCATION *** EXTREMELY GENEROUS PLOT *** EXTENDED *** POTENTIAL TO CREATE AN ANNEXE FOR DEPENDENT RELATIVE ***

Newton Fallowell are delighted to offer to the market this spacious and well presented three double bedroomed detached bungalow. Occupying a favourable and much larger than average plot in one of the most sought after areas of Birstall, this property has been extended and remodelled over recent years and presents an ideal opportunity for those looking for well proportioned single storey living. The property also offers the potential to create an annexe for a teenager/dependent relative with minimal works required.

The internal accommodation comprises in brief; entrance hall, WC, bay windowed lounge, conservatory, kitchen, utility room, master bedroom with en-suite bathroom, two further double bedrooms, a second hallway to the side, a further shower room and a store/second utility.

Externally there is a block paved and gravelled driveway to the front leading to a carport and single garage. The plot extends to the side where there is a patio area and to the rear which features a substantial mature garden with raised block paved and flagstoned patio and a shaped lawn with shrub and planted borders.

Accommodation

An obscure UPVC double glazed front door leads to:-



Hallway

Having a full height obscure UPVC double glazed window to the side elevation, original wooden floor, radiator with decorative cover, access to a boarded loft with pull down ladder and doors off to:-

WC

Having a wooden floor and being fitted with a low flush WC, wall mounted wash hand basin, heated towel ladder and an obscure UPVC double glazed window to the side elevation.

Lounge

Having two walk in UPVC double glazed bay windows to the side elevation, three radiators, feature gas fire with imitation stone surround, recessed spotlights, television point and double doors with sidelights opening to:-

Garden Room/Conservatory

Being of brick construction with a tiled roof, having UPVC double glazed windows to the side and rear elevations, two sets of French doors opening out to the patio and garden, television point, radiator, recessed spotlights and an opening to the side hallway.

Kitchen

Being superbly fitted with a range of Shaker style units in cream with a white Quartz work surface, inset stainless steel one and a third bowl sink and drainer with mixer tap over, ceramic tiled splashbacks, integrated electric double oven and grill, five ring gas hob with stainless steel extractor hood over, space for freestanding fridge/freezer, integrated dishwasher, larder cupboard with pull out racks, UPVC double glazed window to the rear elevation, further obscure window to the side, recessed spotlights, chrome heated towel ladder and a door leading through to the side hallway.

Utility Room

Being fitted with a selection of wall and base units, solid wood work surface, inset stainless steel sink and drainer, tiled splashbacks, drawers, space and plumbing for washing machine and tumble dryer, wall mounted Baxi gas fired central heating boiler. The utility opens to the side hallway.

Master Bedroom

Having a UPVC double glazed window to the front elevation, radiator, a selection of fitted furniture to include wardrobes, dressing tables and chest of drawers, contemporary ceiling fan and light, recessed spotlights, wall light points and door to:-

En-Suite Shower Room

Having a tiled floor and being fitted with a panelled bath with Victorian style tap[s and shower attachment over, quadrant shower cubicle, low flush WC, pedestal wash hand basin, tiling to water sensitive areas, radiator, chrome heated towel ladder, extractor and an obscure UPVC double glazed window to the front elevation.

Bedroom Three

Having a UPVC double glazed window to the front elevation, radiator and two double fitted wardrobes.

Side Hallway

Having a wooden floor, radiator, opening to the utility room, ceiling lantern light, recessed spotlights and doors off to:-

Store/2nd Utility

Having a tiled floor and being fitted with a selection of wall and base units and work surface and an internal door to the garage.

Shower Room

Being fully tiled and fitted with a shower cubicle, low flush WC, pedestal wash hand basin, lantern light, chrome heated towel ladder, recessed spotlights and extractor.

Bedroom Two

Currently utilised as an office but with potential for a wonderful double bedroom with views of the garden, this room has three UPVC double glazed windows to side and rear elevations, radiator and recessed spotlights.

Exterior and Gardens

The property sits handsomely behind wrought iron gates, with a block paved and gravel driveway affording off road parking for several vehicles with a car port leading to a SINGLE GARAGE with electric remote controlled roller shutter door, power, light, shelving and a courtesy door to the utility.

There is gated access to the side and rear of the property where there is a wraparound block paved and flagstoned raised patio with ramp and steps leading down to a shaped lawn with mature planted and shrub borders, a further patio area to the bottom of the garden and two timber sheds and a summer house which may be available by separate negotiation.



Historical Subsidence

Please note that the vendor informs us that the property was subject to a small amount of subsidence in 2001, specifically to the bay window in the lounge. We have inspection reports on file and the cause was found to be two trees which have since been removed. Remedial work including underpinning has been carried out to the area surrounding the bay window and a certificate of structural integrity is available on file for inspection. The vendors currently have insurance on the property through Halifax.

Disclaimer

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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Data Protection

We retain the copyright in all advertising material used to market this Property.

FLOOR PLANS (if shown)

Floor plan is not to scale but meant as a guide only.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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Total area: approx. 153.8 sq. metres (1655.4 sq. feet)

