



**FOR SALE**

5 Bed Semi-Detached House in Meadhurst Road, Western Park

**£475,000**



## PROPERTY FEATURES

- Four/Five Bedrooms
- Period Property
- Semi Detached
- En-Suite & Dressing Room
- Popular Location
- Utility/WC
- Well Presented Throughout
- Pleasant Garden To Rear
- Well Proportioned
- Call To View



## FULL DESCRIPTION

### SUMMARY

Modern and well proportioned family home for sale in the ever popular Western Park. A stones throw from the well regarded primary schools, Dovelands & Christ the King. In easy reach of the city centre, fosse park and a selection of road networks. The accommodation comprises generous entrance hall, lounge, dining room, kitchen breakfast room, utility/w.c., rear lobby, four/five bedrooms, en-suite and dressing room to master, family bathroom and pleasant front and rear gardens.

### ENTRANCE HALL

With stairs off to the first floor, picture rail, under stairs storage cupboard, laminate floor, coving to the ceiling and radiator.

### LOUNGE

13' 4" x 13' plus bay (4.06m x 3.96m) With bay window to the front elevation, parquet floor, coving to the ceiling and radiator.

### DINING ROOM

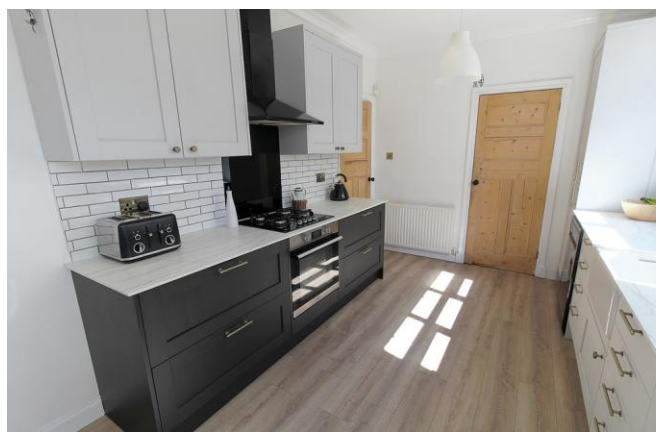
13' 11" x 11' 11" (4.24m x 3.63m) With French doors to the rear garden, coving to the ceiling, laminate floor, spotlights and radiator.

### KITCHEN/BREAKFAST ROOM

17' 8" x 9' 4" (5.38m x 2.84m) Comprising base and wall mounted units with complementary work surfaces, sink unit with drainer, built in fridge freezer, built in gas hob, electric cooker and extractor hood, tiled splash backs, plumbing for dishwasher, two windows to the side elevation, coving to the ceiling and two radiators.

### UTILITY/WC

With plumbing for washing machine, low flush w.c., wash hand



# Phillips George



basin, tiled splash backs, extractor fan and window to the side elevation.

## LOBBY

With wall mounted boiler and door to the rear garden.

## LANDING

With stairs off to the second floor, radiator and window to the side elevation.

## MASTER BEDROOM

13' 11" x 12' (4.24m x 3.66m) With fireplace, window to the rear elevation and radiator.

## DRESSING ROOM

7' 7" x 5' 9" (2.31m x 1.75m) With window to the rear elevation and radiator.

## ENSUITE

7' 5" x 3' 2" (2.26m x 0.97m) Being fully tiled and comprising shower cubicle, wash hand basin, low flush w.c., extractor fan, spotlights and vanity cupboard.

## BEDROOM

11' 3" plus wardrobes x 10' plus bay (3.43m x 3.05m) With a selection of built in wardrobes, bay window to the front elevation, parquet floor, coving to the ceiling and radiator.

## BEDROOM

13' 5" x 8' 5" (4.09m x 2.57m) With large built in wardrobe, wood floor, radiator and window to the front elevation.

## LANDING

With a storage cupboard.

## BEDROOM

13' 7" max x 12' max (4.14m x 3.66m) With two Velux windows to the rear elevation, access to eaves storage, spotlights and radiator.

## BEDROOM/OFFICE

11' 1" max x 8' 3" (3.38m x 2.51m) With Velux window to the front elevation, spotlights and radiator.

## OUTSIDE

The front of the property has well stocked flower borders and shrubs. The rear garden is laid to lawn with flower borders and shrubs. There is a decked and patio area which provides space for entertaining. There is also a garden shed, gated side access and a fenced surround.





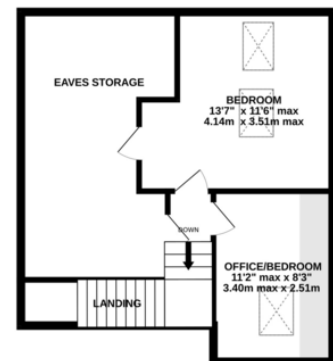
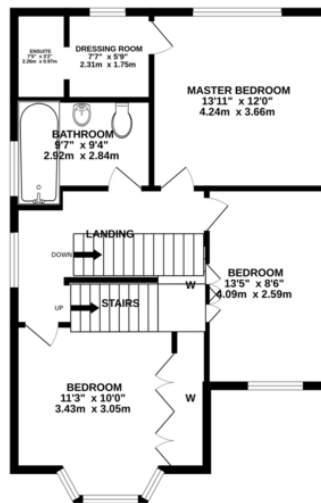
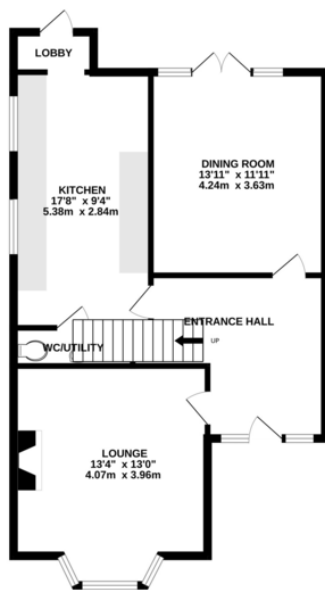
| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
|   |          | 70                      | 79        |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |



GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

