



Acorn House

Tom Cat Lane, , Bickerton LS22 5ES

Guide Price £395,000 | Freehold

maxwell hodgson

estate agents

RECEPTION HALL

Entrance door with glazed side screen windows. Radiator. Three wall light points. Cornice style coving ceiling. Stairs with return to galleried first floor landing. Understairs storage cupboard. Double doors to lounge, double doors to dining room.

CLOAKROOM

Fitted with a two piece suite comprising corner wash hand basin and low-level WC. Sealed unit double glazed multi-paned window to front. Decorative dado rail.

LOUNGE

27'3" into bay x 11'9" (8.31 into bay x 3.58)
Walk in square sealed unit double glazed bay window to the front. Sealed unit double glazed multi-paned window to rear. Feature rustic exposed brick open fireplace with brick built surround. Inset dog basket style cast- iron grate and extended brick display plinths to either side. Radiators. Four wall light points. Cornice style coving to ceiling.

DINING ROOM

12'8" x 9'5" (3.86 x 2.87)
Hardwood framed glazed patio doors to the rear garden. Radiator. Cornice style coved ceiling. Decorative dado rail. Three wall light points.

SUN LOUNGE

13'6" x 9'0" max (4.11 x 2.74 max)
Matching stone and half timber with an attractive vaulted ceiling with triple glazed polycarbonate roof. Double glazed windows and french doors overlooking the rear garden. Exposed stonework to 2 facing walls. Radiator.

BREAKFAST ROOM / KITCHEN

16'0" x 9'6" plus doorway (4.88 x 2.90 plus doorway)
Fitted with a range of high quality solid wood fronted oak base and eye level units with under-lighting. Ceramic tiled worktops. One and a half bowl polycarbonate sink with single drainer, mixer tap and tiled splashbacks. Full range of built in high quality appliances including a Zanussi Multipoint electric oven, separate four ring halogen hob with a canopy hood with integrated extractor above. Panasonic Genius combination microwave. Built-in fridge and dishwasher. Sealed unit double glazed multi-paned window overlooking the rear garden. Laminate floor. Recessed ceiling spotlights. Open plan access to the rear sun lounge. Door to the utility room.

UTILITY ROOM

9'6" x 4'7" (2.90 x 1.40)
Fitted double base unit with round edged worktops. Inset stainless steel single drainer sink unit. Additional wall storage. Space for automatic washing machine and tumble

dryer. Sealed unit double glazed multi-paned window to side. Radiator. Half glazed entrance side door. Personal door to the garage.

GALLERIED LANDING

Sealed unit double glazed multi-paned window to front. Access to loft space. Built in airing cupboard with tank and shelved storage.

MASTER BEDROOM

16'3" x 11'8" (4.95 x 3.56)
Full range of high quality bedroom furniture suite comprising wardrobes with overhead storage, matching dressing table fitted with drawers to either side. Two wall light points. Radiator. Sealed unit double glazed window to rear. Doors to both the ensuite dressing room and ensuite shower room.

EN SUITE DRESSING ROOM

7'1" x 4'3" (2.16 x 1.29)
With hanging rails and shelving. Radiator.

EN-SUITE SHOWER ROOM

7'2" x 6'11" (2.18 x 2.11)
Fitted with a four piece coloured suite with a shower enclosure with Mira shower unit. Wash hand basin inset into a vanity base cupboard and storage under. Bidet and low-level WC. Half height tiling to the walls. Sealed unit double glazed window to front. Radiator.

GUEST SUITE / BEDROOM 2

15'0" x 13'0" (4.57 x 3.96)
Fitted triple wardrobe with mirrored sliding doors. Sealed unit double glazed window to rear. Double radiator. Open plan access to dressing room. and en suite shower room.

EN SUITE DRESSING ROOM

4'10" x 4'8" (1.47 x 1.42)
Sealed unit double glazed window to side, door to ensuite shower room.

EN-SUITE SHOWER ROOM

Walk in shower enclosure with fitted mira shower. Wash basin set into vanity cupboard. Low level WC. Sealed unit double glazed multi-paned window to side.

BEDROOM 3

12'8" x 10'4" (3.86 x 3.15)
Sealed unit double glazed multi-paned window to rear, radiator. Fitted wardrobes.

BEDROOM 4

12'8" x 10'4" (3.86 x 3.15)
Sealed unit double glazed multi-paned window to front. Dado rail. Built in wardrobe area.



BATHROOM

Fitted with a three piece white suite comprising spa corner bath, pedestal wash hand basin and low-level WC. Sealed unit double glazed multi-paned window to front. Radiator.

DOUBLE INTEGRAL GARAGE

Integral double garage twin up and over doors to the front driveway. Floor standing Glowworm gas central heating boiler. Personal door to the utility room. Power and light.

OUTSIDE

The property is approached by a tarmac in and out driveway with twin entrances on to Tom Cat Lane. Central conifer bed to the front boundary. Path providing pedestrian access to both sides of the property to the rear garden.

The rear garden consists of a patio to the rear of the dining room and side of the sun lounge, opening onto a small rear lawn area. Established shrubs and hedging provide excellent seclusion. West facing aspect, backing onto rough paddock land.

COUNCIL TAX BAND

This property has been placed in Valuation Band

SERVICES

All mains services are understood to be connected to this property.

MORTGAGE ADVICE

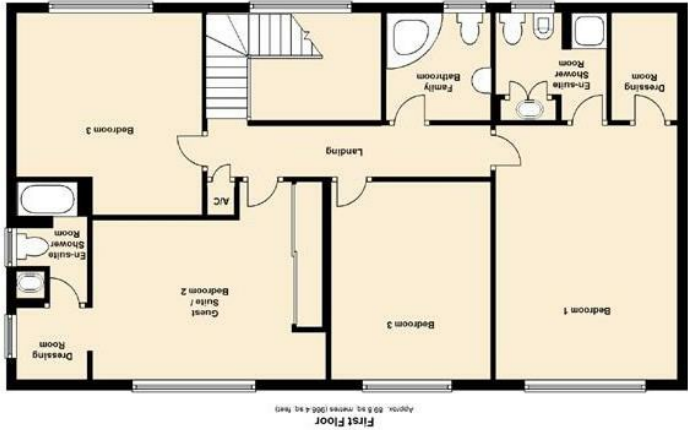
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Directions

Ft & Rear. Backs open private rough land
(investigating option to purchase)



Total area: approx. 197 sq metres (2125 sq feet)