

## Sample Estates

This is a sample property

The Laurels, Green Lane, Little Town, Powys. SY7 1PW

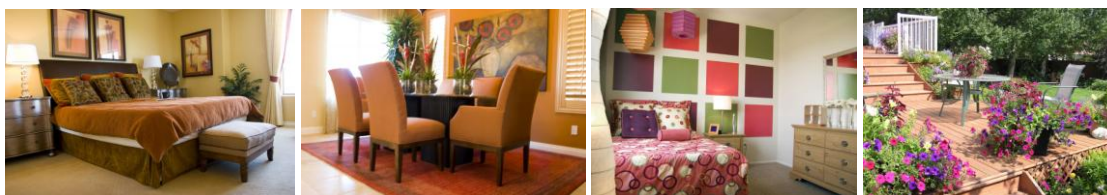
Offered for Sale is this fine detached property in Powys with extensive rural views over the Green Valley.



### Key features:

- Living Room
- Kitchen/Dining Room
- Utility & Cloakroom
- Master Bedroom with En-Suite
- Three Further Bedrooms
- Bathroom
- Detached Double Garage & Workshop (could provide annexe subject to consent)

- Extensive Driveway and Parking Area
- Gardens extending to approx half an acre
- Oil Fired Central Heating. Sealed Unit Double Glazing



### **Tenure: Freehold**

The accommodation in greater detail comprises the following, all measurements are approximate only:

Oak panelled door to:

**ENTRANCE HALL** 31ft8ins x 6ft5ins (9.65m x 1.96m), quarry tiled entrance area, oak effect flooring, study area, double glazed window overlooking the rear garden, recessed spot lighting, radiators, understairs storage cupboard, two further double glazed windows to the front entrance area.

**LIVING ROOM** 17ft5ins x 12ft7ins (5.31m x 3.84m), feature tiled chimney breast with oak beam, wall light points, television aerial socket, radiator, double glazed window to the front.

**KITCHEN/DINING ROOM** 26ft10ins x 13ft7ins (8.18m x 4.14m), An attractive range of quality floor and wall units, beech wood working surfaces, Belfast sink, partly tiled walls, oak wood effect flooring, space for fridge/freezer, feature chimney breast with tiled back and oak beam, quarry tiled hearth, point for electric cooking range, feature ceiling beams, recessed spot lighting, television aerial socket, double glazed windows to the front, double doors and side screens to rear sun terrace and garden overlooking adjoining countryside, feature chimney breast to dining/sitting area with tiled surround and raised hearth, oak beam, clear view cast iron wood burning stove inset.

**UTILITY** 12ft5ins x 9ft3ins (3.78m x 2.82m), Quarry tiled floor, fitted units, wood effect working surfaces, circular sink, drainer, oil fired central heating boiler, plumbing connections for washing machine, chrome heated towel rail, double glazed window to the rear, part glazed stable door to outside, further door to:

**CLOAKROOM** comprising of low level WC, wash basin, quarry tiled flooring, double glazed window to the side, extractor fan, radiator.

From the Hallway, stairs ascend to Spacious First Floor Landing with access to loft via ladder, built-in double door linen cupboard, pine panelled doors to rooms, double glazed window to the front, recessed spot lighting, radiator.

**BEDROOM 1** 17ft x 13ft10ins (5.18m x 4.22m), pine floorboards, radiator, pine cladding to one wall, double glazed window with lovely views to the rear.

**EN-SUITE** comprising glazed and tiled shower cubicle, wash hand basin, low level WC, radiator, pine floorboards, recessed spot lighting, extractor fan.

BEDROOM 2 13ft6ins x 12ft6ins (4.11m x 3.81m), pine floorboards, radiator, double glazed window with lovely views to the rear, pine cladding to one wall.

BEDROOM 3 13ft1ins x 12ft7ins (3.99m x 3.84m), pine floorboards, radiator, double glazed window with views to the front, telephone point, pine cladding to one wall.

BEDROOM 4 13ft8ins x 9ft8ins (4.17m x 2.95m), Oak wood effect flooring, radiator, double glazed window with lovely views to the front, pine cladding to one wall, television aerial socket.

BATHROOM 7ft9ins x 6ft8ins (2.36m x 2.03m), comprising bath with pine side panelling, shower attachment, glazed screen, tiled surround, pedestal wash hand basin, low level WC, chrome heated towel rail, double glazed window to the rear, shaver point.

OUTSIDE to the front of the property there is a paved and gravelled pathway enclosed by stone walling, raised adjoining lawned garden and extensive gravelled driveway and parking area for several cars. Adjoining the rear of the property there is a large veranda with pitched tiled roof, double glazed roof lights opening onto large paved terrace, enclosed by low brick walling, adjoining good sized rear garden which is lawned with brick built barbeque, rockery, specimen trees and shrubs. From which there is gated access to further area of garden which leads down to the brook.

DETACHED DOUBLE GARAGE 21ft5ins x 18ft (6.53m x 5.49m), constructed of brick under a tiled roof, twin double wooden doors, double glazed window light and power supply, adjoining WORKSHOP which could provide a separate annex subject to the necessary consent 18ft x 10ft (5.49m x 3.05m), separate door access, double glazed window light and power supply.

#### SERVICES

Mains water, electricity and drainage are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

#### TENURE

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### MORTGAGE SERVICES

We offer a free no obligation mortgage service through our in house independent Financial Advisor. Telephone our office for further details.

#### DISCLAIMER

Any areas/measurements are approximate only and have not been verified

VACANT POSSESSION WILL BE GIVEN ON COMPLETION