

## 3 bedroom house in St George (3350 GBP)



Location

**South West, Avon**

<https://www.freedasz.co.uk/x-329147-z>

3 Bedroom Semi-Detached House To Let: GLEBE ROAD.. Very rarely available and offered in an extremely sought-after location is this beautifully presented Semi detached Victorian property. This stunning family home has very cleverly retained many of its original features whilst offering a fresh modern day twist. Perfect family home? We think so! The property itself briefly comprises of a stunning and characterful entrance hall with stairs rising to first floor and doors off to all ground floor receptions. The Living room offers a beautiful four element bay window to front aspect and offers a cast iron Victorian style fireplace as a main focal point. The spacious and cleverly designed kitchen benefits from a wonderful garden view and naturally wraps around into the second reception room. The second reception room offers stripped floorboards, a cast iron wood burner and double doors leading out to the garden. Leading from the kitchen there is a very useful utility room with space and plumbing for appliances and a downstairs W.C. Upstairs you will find a lovely light and airy landing with access to three very well sized double bedrooms (master with ensuite) and a beautiful, modern family bathroom. From the landing there are stairs leading to a loft room which is currently being used as an office. The loft room is extremely light, spacious and offers ample storage space. Outside there is an Easterly facing laid to lawn enclosed garden with a raised decked area, outbuilding and side access from front. This superb and stunning family home is sure to create lots of early interest so make sure you pick up the phone today and call Holbrook Moran to secure your viewing. Property of this standard in this location is very rarely available! Access, Via double glazed door with stained glass decorative window over. Entrance hall, Stairs rising to first floor with built in storage cupboard under. Ornate ceiling cornicing. Wall mounted cupboard housing fuse board and gas and electric meters. Wall mounted alarm panel. Stripped floorboards. X2 radiators. Door leading to, Living room w: 4.23m x l: 4.51m, Double glazed four element bay window to front aspect. Cast iron gas fireplace with granite effect hearth and painted wooden frame and mantle over. Picture rail. Ornate ceiling cornicing. Television and telephone points. Fitted shelving into alcoves. Radiator. Kitchen w: 2.87m x l: 4.04m, Double glazed window to rear aspect. A range of modern wall and base units with roll edge laminate work surface tops over. 1 & 1/2 stainless steel sink bowl and drainer with mixer taps over. Integrated electric oven with gas hob and fitted extractor fan over. Fitted breakfast island with storage base units. Space for free standing fridge freezer. Tiled splash backs. Picture rail. Television point. Tiled flooring. Open plan arch leading to, Dining w: 3.01m x l: 5.84m, Double glazed patio doors and windows to rear aspect. Cast iron victorian style wood burner with tiled hearth. Picture rail and central ceiling rose. Stripped floorboards. Victorian style radiator. Utility w: 1.79m x l: 3.23m, Doubled glazed door and window to side aspect. A range of wall units and full length fitted cupboard. Solid oak work surface tops. Space for appliances and plumbing for washing machine. Wall mounted combi boiler. Tiled floor. Cloakroom, Porcelanosa Low

level W.C. Wall mounted basin with stainless steel waterfall taps over. Fully tiled walls and floor. FIRST FLOOR: Landing. Stairs rising to loft room. Floor to ceiling wall mounted alarm panel. Stairs leading to first floor. Master bedroom w: 3.01m x l: 4.04m, Double glazed four element bay window to front aspect. Built in wardrobe with hanging rails and drawers. Stairs into, Loft room leading to, Front w: 1.79m x l: 4.04m, Double glazed window to front aspect. Porcelanosa tiled walk-in shower cubicle with glass door and detachable shower heads. Semi pedestal wash hand basin with storage cabinet under. W.C. Porcelanosa tiled wall and shelving into alcoves. Fitted extractor fan and lighting. Cast iron radiator. Range w: 2.96m x l: 4.04m, Double glazed window to rear aspect. Radiator. Bedroom 3 w: 3.24m x l: 3.57m, Double glazed window to rear aspect. Radiator. Bathroom w: 1.67m x l: 2.12m, Double glazed window to side aspect. Porcelanosa modern fitted three piece suite comprising of fully paneled bath with mixer shower over. Semi pedestal wash hand basin with fitted storage cupboard under. Low level W.C. Fully tiled walls and floor. Downlighting. Extractor fan. Stainless steel ladder effect radiator. Loft room w: 4.67m x l: 4.1m, Double glazed Velux window to rear and side aspects. Built in storage space into eaves. Electric points. (Currently used as an office). Outside, Rear Garden. Fully enclosed Easterly facing garden. Mainly laid to lawn with patio area and planted borders. Raised pergola with space for table and chairs. Sheltered outbuilding. Outside tap. Side access. Access, Via double glazed door with stained glass decorative window over. Entrance hall, Stairs rising to first floor with built in storage cupboard under. Ornate ceiling cornicing. Wall mounted cupboard housing fuse board and gas and electric meters. Stripped floorboards. X2 radiators. Door leading to, Living room, w: 4.23m x l: 4.51m,



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Double glazed four element bay window to front aspect. Cast iron gas fireplace with granite effect hearth and painted wooden frame and mantle over. Picture rail. Ornate ceiling cornicing. Television and telephone points. Fitted shelving into alcoves. Radiator. Kitchen, w: 2.87m x l: 4.04m, Double glazed window to rear aspect. A range of modern wall and base units with roll edge laminate work surface tops over. 1 & 1/2 stainless steel sink bowl and drainer with mixer taps over. Integrated electric oven with gas hob and fitted extractor fan over. Fitted breakfast island with storage base units. Space for free standing fridge freezer. Tiled splash backs. Picture rail. Television point. Tiled flooring. Open plan arch leading to, Dining, w: 3.01m x l: 5.84m, Double glazed patio doors and windows to rear aspect. Cast iron victorian style wood burner with tiled hearth. Picture rail and central ceiling rose. Stripped floorboards. Victorian style radiator. Utility, w: 1.79m x l: 3.23m, Doubled glazed door and window to side aspect. A range of wall units and full length fitted cupboard. Solid oak work surface tops. Space for appliances and plumbing for washing machine. Wall mounted combi boiler. Tiled floor. Cloakroom, Low level W.C. Wall mounted basin with stainless steel waterfall taps over. Fully tiled walls and floor. FIRST FLOOR: Landing, Stairs rising to loft room. Floor to ceiling wall mounted radiator. Doors leading to all first floor rooms. Master bedroom, w: 4.01m x l: 4.49m, Double glazed four element bay window to front aspect. Built in his and hers wardrobes with fitted hanging rails and drawers. X3 radiators into bay. Door leading into, En-suite, w: 1.64m x l: 2.07m, Double glazed window to front aspect. Fully tiled walk-in shower cubicle with fitted and detachable shower heads. Semi pedestal wash hand basin with storage drawer under. Low level W.C. Fitted soft close wall units with shelving. Fully tiled walls and floor. Extractor fan. Downlighting. Stainless steel ladder effect radiator. Bedroom 2, w: 2.98m x l: 4.01m, Double glazed window to rear aspect. Radiator. Bedroom 3, w: 3.24m x l: 3.57m, Double glazed window to rear aspect. Radiator. Bathroom, w: 1.67m x l: 2.12m, Double glazed window to side aspect. Porcelanosa modern fitted three piece suite comprising of fully panelled bath with mixer shower over. Semi pedestal wash hand basin with fitted storage cupboard under. Low level W.C. Fully tiled walls and floor. Downlighting. Extractor fan. Stainless steel ladder effect radiator. Loft room, w: 4.67m x l: 4.1m, Double glazed Velux window to rear and side aspects. Built in storage space into eaves. Electric points. (Currently used as an office). Outside, Rear Garden, Fully enclosed Easterly facing garden. Mainly laid to lawn with patio area and planted borders. Raised pergola with space for table and chairs. Sheltered out building. Outside tap. Side.