



FOR STARTERS



OFFERS IN EXCESS OF
£325,000

MAIN COURSE

This property is brimming with potential and offers a rare chance to transform a well-located house into your dream home! Situated on a generous plot with a wide frontage, it's perfectly positioned close to the town centre, Thomas Jolyffe Park Primary School, and the scenic Welcombe Hills—a haven for those who love the outdoors.

The wide lawn at the front could easily be converted into extra parking, giving you more flexibility. Inside, the layout offers plenty of space, with a welcoming hallway leading to a bright sitting room featuring a large picture window and a fireplace as the centrepiece. A door connects you to a separate dining room with views over the rear garden—a perfect spot for entertaining.

On the opposite side of the hall, the breakfast room and kitchen provide an excellent opportunity to create a more modern, open-plan living space by removing the dividing wall. And for those with bigger plans, the generous side plot offers serious potential for extension (subject to planning). Whether you want to create a stunning open-plan kitchen/dining/living area or add a fourth bedroom with a double-storey extension, the possibilities are endless!

The rear garden remains untouched by any potential extensions, giving you plenty of outdoor space to enjoy. A detached garage with power and a garden store presents further flexibility—it could easily be converted into a home office, utility room, or workshop.




Homes with this much potential in such a prime location don't come up often. It's ideal for buyers looking to make their mark and create something truly special, all without having to compromise on location or plot size. This is your chance to craft a home that fits your vision perfectly!




KEY INGREDIENTS


 Tenure
Freehold

 Council Tax
Band - D

 EPC
Band - D

 North

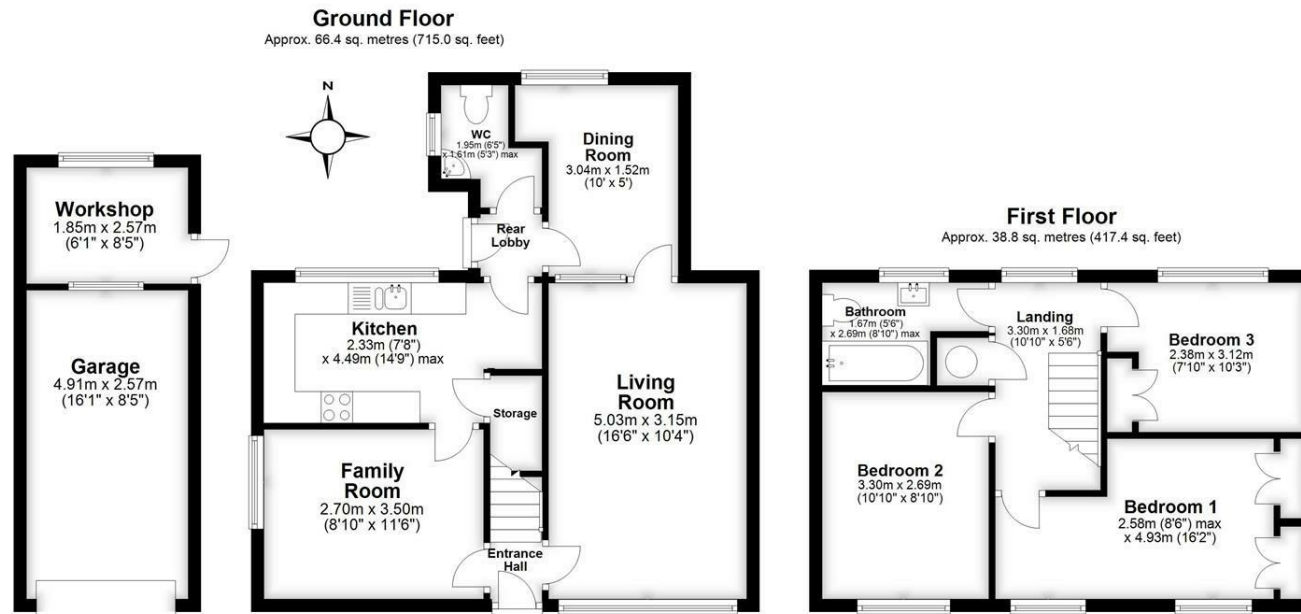
 All mains services
connected

 Heating System
Gas




Thomas Jolyffe
Primary

WHY NOT TAKE
A LOOK INSIDE?
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Total area: approx. 105.2 sq. metres (1132.4 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.

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