



RE/MAX
Prime Estates



148 High Street, Wollaston, DY8 4PE **Offers in the region of £425,000**

Situated in the heart of Wollaston, this impressive house offers a remarkable living space of 2,357 square feet. Originally built in 1935, the property has been thoughtfully extended to the side and rear, complemented by a loft conversion, resulting in a home that is larger than one might expect.

The accommodation comprises two spacious reception rooms, providing ample space for both relaxation and entertaining. With five generously sized double bedrooms, this residence is ideal for families or those seeking extra room for guests or a home office. The property features two well-appointed bathrooms, ensuring convenience for all occupants.

The exterior of the house boasts a large driveway, allowing for off-road parking of multiple vehicles, alongside a garage for additional storage or vehicle accommodation.

Wollaston is known for its vibrant community and excellent local amenities. Residents can enjoy a variety of shops, cafes, and restaurants, all within easy reach. The area is well-served by public transport, making it convenient for commuting to nearby towns and cities. Additionally, there are several parks and recreational facilities in the vicinity, perfect for outdoor activities and family outings.

This property presents a unique opportunity to acquire a spacious family home in a sought-after location, combining modern living with the charm of a well-established neighbourhood.

Approach



With a tarmac driveway to the front offering parking for multiple vehicles, mature raised shrub borders, access to the property and access to the garage

Entrance Porch

With a door leading from the driveway, a door to the entrance hall and windows to the front

Entrance Hall

With a door leading from the front, stairs ascending to the first floor, doors to various rooms, under stairs storage cupboard and a central heating radiator

Living Room 16'3" x 13'5" (4.96 x 4.11)



With a door leading from the entrance hall, fireplace with decorative surround and hearth, a double glazed window to the front and a central heating radiator

Dining Room 14'8" x 11'5" (4.49 x 3.48)



With a door leading from the entrance hall, double glazed patio doors to the rear and a central heating radiator

Kitchen 14'3" x 10'4" (4.36 x 3.15)



With double doors leading from the entrance hall, fitted with a range of wall and base units with worktops, integrated appliances, composite sink with mixer tap and drainer, breakfast bar peninsular, a door leading to the utility room and a double glazed window to the rear

Utility 14'3" x 3'4" (4.36 x 1.04)



With a door leading from the kitchen, fitted with base units with worktops, a door leading to the WC,

a door to the side offering access to the rear garden and a double glazed window to the rear

WC



With a door leading from the utility, half height tile surround, WC, hand wash basin and a double glazed window to the side

Landing



With stairs leading from the entrance hall, doors to various rooms, a central heating radiator, stairs ascending to the second floor landing and a double glazed window to the front

Bedroom One 11'3" x 11'1" (3.43 x 3.39)



With a door leading from the landing, a door leading

to the en-suite, a central heating radiator and a double glazed window to the rear

En-suite



With a door leading from the bedroom, half height tile surround, WC, hand wash basin, shower cubicle with glass screen, a central heating radiator and a double glazed window to the rear

Bedroom Two 12'11" x 13'11" (3.96 x 4.25)



With a door leading from the landing, built-in wardrobe storage with dressing area, a double glazed window to the front and a central heating radiator

Bedroom Three 9'2" x 13'6" (2.80 x 4.14)



With a door leading from the landing, a double glazed window to the rear and a central heating radiator

Bedroom Four 11'7" x 6'11" (3.55 x 2.11)



With a door leading from the landing, a double glazed window to the front and a central heating radiator

Second Floor Landing

With stairs leading from the landing, access to eaves storage, doors to various rooms and a skylight window

Bedroom Five 13'3" x 12'0" (4.06 x 3.66)



With a door leading from the second floor landing, access to eaves storage, skylight windows to the front and rear and a central heating radiator

Second Floor Bathroom 13'7" x 6'9" (4.15 x 2.08)



With a door leading from the second floor landing, WC, hand wash basin, shower cubicle with glass screen, skylight windows to the front and rear, access to eaves storage and a central heating radiator

Family Bathroom 10'8" x 7'4" (3.26 x 2.25)



With a door leading from the landing, WC, hand wash basin with storage below, spa bath with mixer tap, shower cubicle with glass screen, a double

glazed window to the side and a central heating radiator

Garage

With an up-and-over style door to the front offering vehicular access

Garden

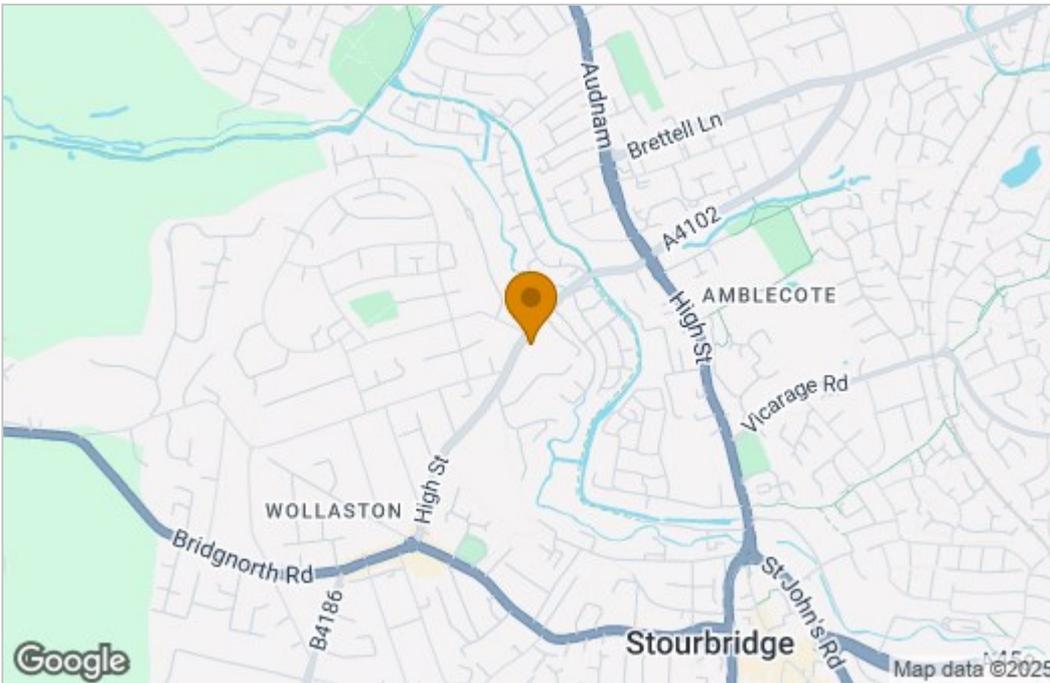


With doors leading from the dining room and utility, patio area to the front with mature shrub borders and lawn beyond, raised deck area to the rear with garden building (with power supply) and a side access gate to the driveway

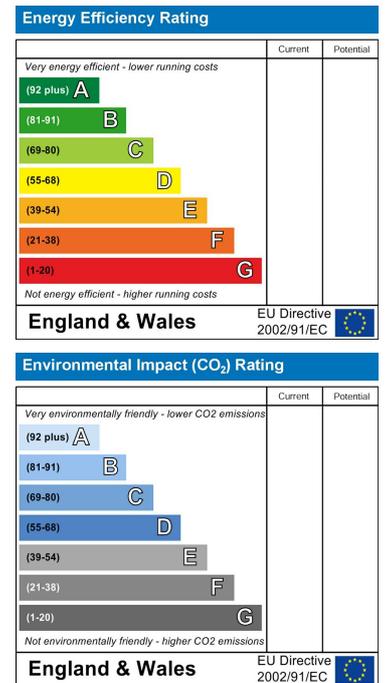
Floor Plan



Area Map



Energy Efficiency Graph



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