



Shirley Road, Stoneygate

£650,000 Freehold

Attractive 1930s detached home in Stoneygate offering 3 bedrooms, 3 reception rooms, principal suite with dressing room, original features, established wrap-around gardens, driveway & detached garage.



0116 274 5544





Entrance Lobby

An entrance lobby with a connecting door leading through to the entrance hall.

Entrance Hall

An attractive introduction to the property, with the entrance hall opening into the dining room to create a welcoming and versatile space.

Entrance Hall and Dining Area

16' 1" x 15' 9" (4.90m x 4.80m)

An attractive introduction to the property, with the entrance hall opening into the dining room to create a welcoming and versatile space. A double-glazed bay window overlooks the front elevation, while original wooden flooring and a fireplace with electric fire add character. A staircase rises to the first floor, with a useful understairs storage cupboard and alarm panel. Two radiators complete the accommodation. Please note: measurement is for the dining area only.



Ground Floor WC

9' 2" x 4' 7" (2.80m x 1.40m)

Fitted with a low-level WC and wash hand basin, complemented by tiled flooring, a radiator and two secondary double-glazed windows to the rear elevation.



Living Room

16' 9" x 14' 9" (5.10m x 4.50m)

A generously proportioned reception room with a feature open fireplace incorporating a stone surround and hearth, providing an attractive focal point. Two secondary double-glazed windows to the front elevation and a further secondary double-glazed bay window to the side offer natural light from two aspects. Additional features include a TV point and radiator.

Family Room

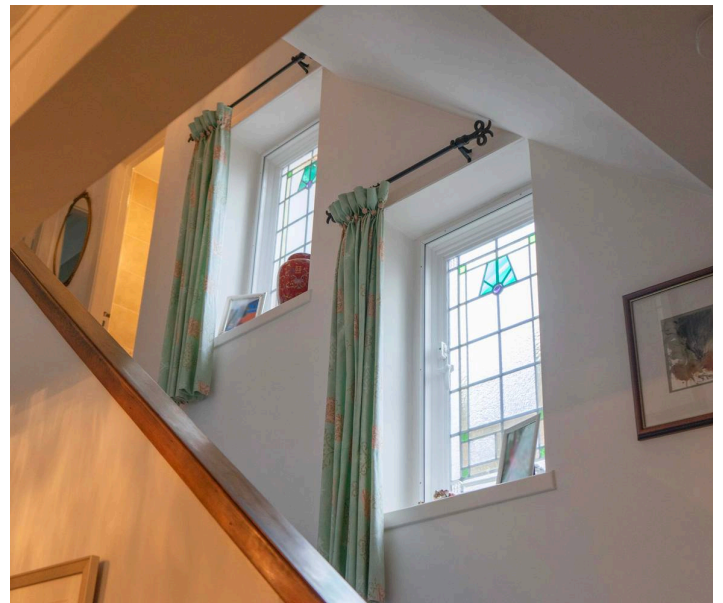
14' 1" x 12' 6" (4.30m x 3.80m)

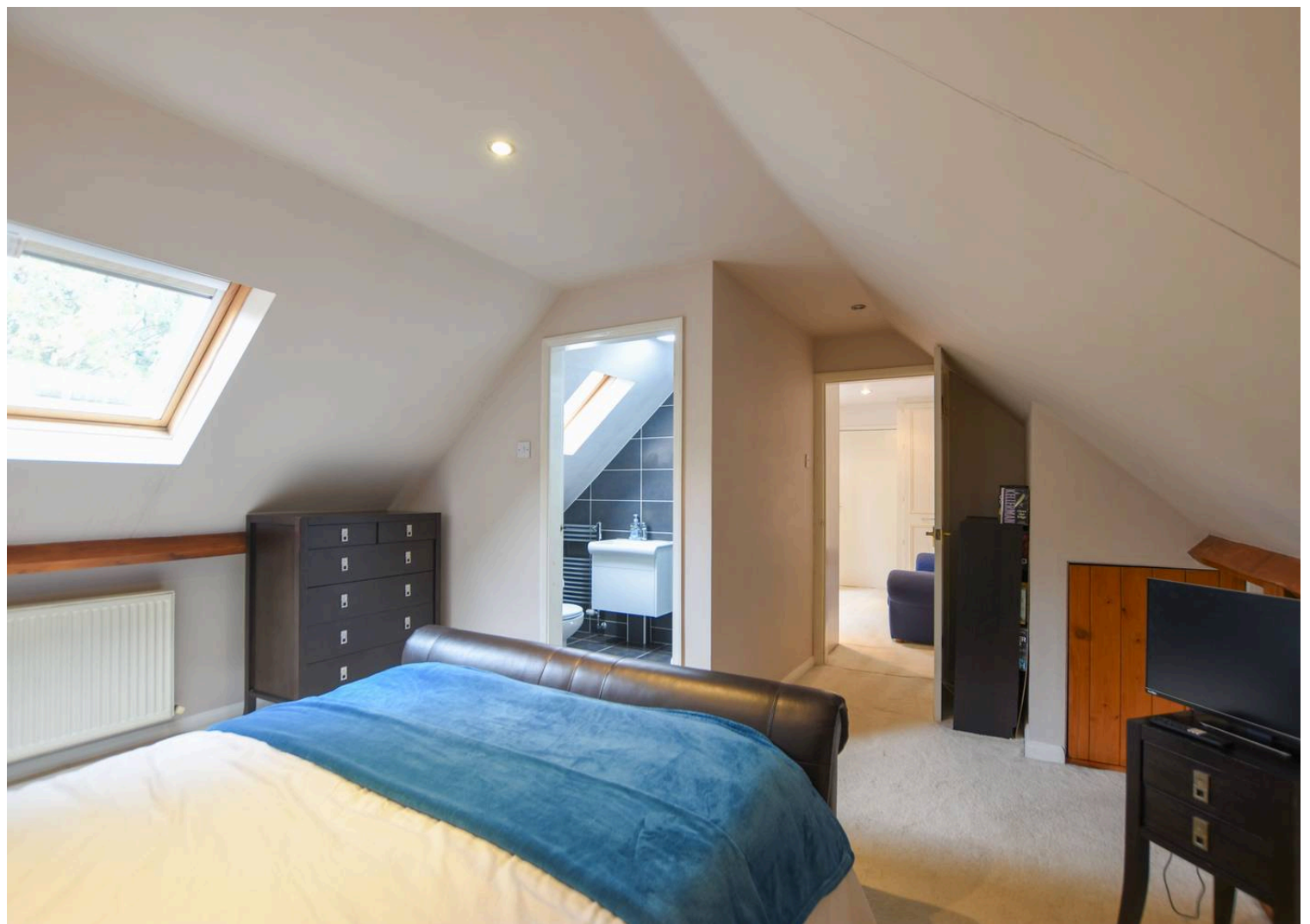
A versatile additional reception room, offering ample scope for both everyday relaxation and entertaining. Two double-glazed windows overlook the front elevation, while double-glazed French doors open to the side garden, providing a connection between the indoor accommodation and established outside space. The room also benefits from a TV point and radiator.

Study Area

6' 11" x 4' 7" (2.10m x 1.40m)

Positioned within the family room, this useful study area provides a designated space for a desk, making it a practical addition to the family room accommodation.







Kitchen/Breakfast Room

11' 10" x 10' 6" (3.60m x 3.20m)

A well-appointed kitchen/breakfast room featuring a range of wall and base units with complementary work surfaces, together with a sink and drainer. The kitchen incorporates a built-in Neff oven and five-ring hob with stainless steel chimney hood over, a built-in microwave, fridge and dishwasher. Display cabinets provide an additional feature, while a walk-in pantry with lighting and shelving offers valuable storage space. Further features include secondary double glazing to the side elevation, tiled flooring and a radiator.

Rear Lobby

Providing a practical connection between the kitchen accommodation and the rear garden, with tiled flooring and doors leading to the outside and adjoining utility room.

Utility Room

9' 6" x 3' 7" (2.90m x 1.09m)

A useful separate utility room, fitted with a stainless steel sink and drainer, wall and base units with worktop surfaces and plumbing for a washing machine. A double-glazed window overlooks the rear elevation.

Boiler Room

3' 7" x 3' 7" (1.10m x 1.10m)

A separate boiler room housing a wall-mounted boiler. External Access only

First Floor Landing

Accessed via the staircase from the entrance hall, with two attractive leaded stained-glass windows to the rear elevation adding a distinctive period feature.

Principal Bedroom

16' 9" x 14' 5" (5.10m x 4.40m)

An appealing principal bedroom with generous proportions and the added benefit of its own dressing room and en-suite shower room. A skylight window to the front elevation and a double-glazed window to the side provide natural light, while a radiator completes the room. 5.10 m narrowing to 3.40 m x 4.40 m

En-Suite Shower Room

7' 3" x 4' 11" (2.20m x 1.50m)

Fitted with a shower cubicle incorporating an electric shower, wash hand basin and low-level WC. The room features tiled walls and flooring, a skylight window to the front elevation, shaver point and chrome heated towel rail.



Dressing Room

12' 2" x 11' 6" (3.70m x 3.50m)

A particularly useful addition to the principal bedroom accommodation, providing a dedicated dressing space with fitted wardrobes and dressing table. Built-in eaves storage offers further practicality, while two skylight windows to the side elevation provide natural light.

Bedroom Two

14' 5" x 10' 2" (4.40m x 3.10m)

A well-proportioned second bedroom benefiting from fitted wardrobes, a double-glazed window and a secondary double-glazed window, both to the side elevation. Two radiators complete the room.

Bedroom Three

9' 10" x 9' 6" (3.00m x 2.90m)

A further bedroom offering practical fitted storage, including wardrobes with overhead cupboards and drawers. A secondary double-glazed window overlooks the side elevation, with a radiator also provided.

Family Bathroom

9' 6" x 6' 3" (2.90m x 1.90m)

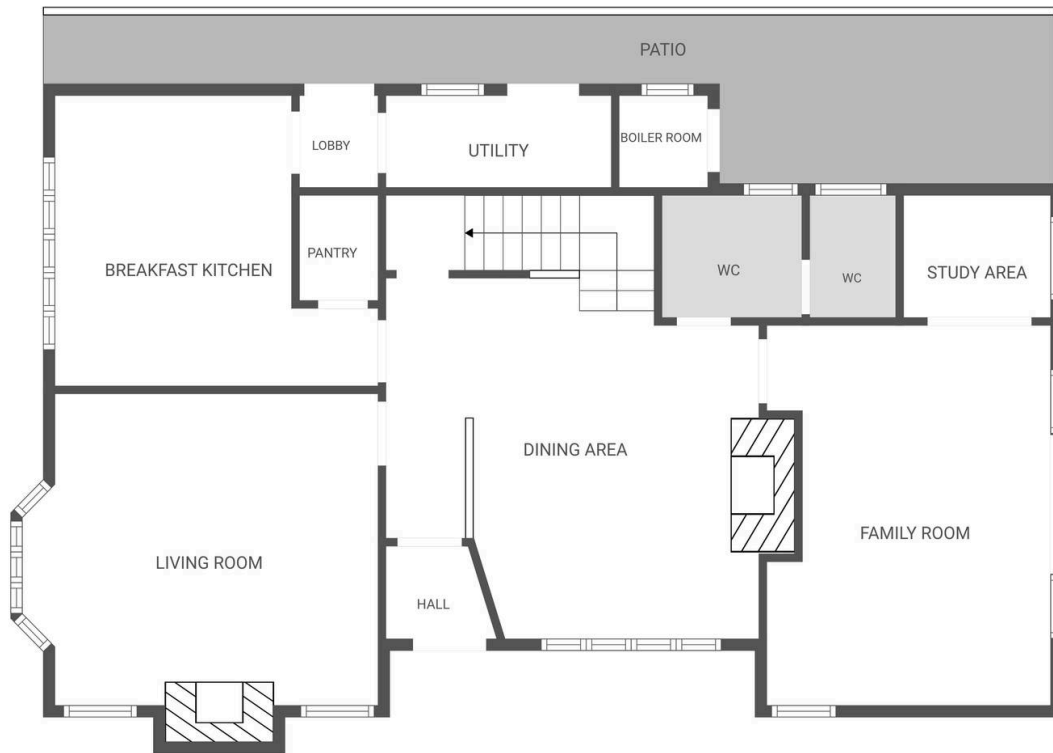
An attractive bathroom combining traditional styling with practical facilities. A freestanding-style roll-top bath with mixer tap and shower attachment provides a focal point, complemented by a separate tiled shower cubicle and wash hand basin. Further features include a secondary double-glazed window to the side elevation, chrome heated towel rail and loft access.

Separate WC

A useful additional first-floor WC, fitted with a low-level WC, tiled walls and a secondary double-glazed window to the side elevation.

Garden

Front and Wraparound Gardens The property enjoys established, enclosed gardens extending around the front and sides of the house, providing a particularly appealing outside setting. Gated access opens onto a pathway leading through the gardens, which feature a variety of mature trees, well-stocked flower beds and established hedging, with fencing forming part of the perimeter. The arrangement provides several garden areas to enjoy, with outside lighting and a tap also provided.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





Driveway

Off-road parking for two vehicles, arranged front to back, with access to the detached garage.

Garage

A detached garage situated to the rear, accessed via an up-and-over door to the front elevation and benefiting from power and lighting. Measuring 5.60 m × 2.90 m.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.