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wards
Residential

131 High Street, Ibstock, LE67 6JQ

Offers around £440,000

Freehold. A rare opportunity to acquire a spacious four bedroom house with self-contained, fully fitted ground hair salon which could be converted to additional living accommodation or an annex (STPP). In more detail, the property comprises a two-storey semi-detached property situated in the heart of Ibstock with a great blend of character and modern living. To the front of the ground floor, there is a prominent double fronted and fully fitted hair salon with self-contained kitchen and WC. To the rear: spacious open plan Living/Dining Room, Kitchen, Conservatory, Utility Room and WC. To the first floor, there are four double Bedrooms with the Master benefitting from a walk-in wardrobe and Ensuite and a Family Bathroom. Externally, the property benefits from a large landscaped rear garden and ample off road parking leading to a double garage. Additionally, the property benefits from having both gas central heating and UPVC double glazing. Viewing essential.

Retail

7.61 x 3.99 Meters

The ground floor front comprises self-contained and fully fitted hair salon premises. The salon benefits from a prominent double frontage to the High Street and is sold to include the business, fixtures, fittings and equipment. The unit is self contained with private Kitchen and WC facilities separate to the dwelling and its own electricity meter. There is amtico flooring, suspended ceiling with inset lighting and electric heating. The unit would be suitable for uses other than a hair salon (STPP) and could potentially be converted into living accommodation or an annex.







Living/Dining Room

7.59 x 4.07 Meters

Bright and spacious living areas with oak laminate flooring and feature gas fireplace with tiled hearth and exposed brick surround in the living room. French doors opening into the conservatory and stairway to first floor. Two UPVC double glazed windows to the side elevation.

Kitchen

4.35 x 3.72 Meters

The generous kitchen is a superb feature of the property. With a range of shaker style cream wall and base units and matching kitchen island with black contrasting worktops. Inset black composite kitchen sink and drainer unit with mixer tap. Cream Rangemaster cooker with extractor hood above and additional appliances including an integrated dishwasher and fridge. Access to the Utility, downstairs WC and opening onto the conservatory with tiled flooring.

Conservatory

6.86 x 2.32 Meters

Spanning with width of the property and being of UPVC construction. With double glazed windows to the rear and side elevations and double glazed French door leading into the rear garden.

Utility

1.63 x 1.55 Meters

Fitted with plumbing for a washing machine and space for additional white goods with access to the downstairs WC.

WC

1.63 x 0.68 Meters

Comprising low level WC and wash handbasin, with splashback tiling and continuing the flooring from the kitchen and utility.













Bedroom 1

3.97 x 2.9 Meters

Large double bedroom to the rear of the property with walk in wardrobe, UPVC double glazed window to the rear elevation and carpeted flooring.

Ensuite

2.96 x 1.19 Meters

Opaque UPVC double glazed window to the rear and suite comprising shower cubicle with dual head power shower, vanity wash handbasin and WC. Tiled around wet areas, chrome towel rail and vinyl flooring.

Bedroom 2

4.01 x 3.85 Meters

Sizeable double bedroom with an extensive run fitted wardrobes and vanity area. Laminate flooring and UPVC double glazed window to the front elevation.

Bedroom 3

4.32 x 4.13 Meters

Good sized double bedroom with fitted wardrobe and laminate flooring and UPVC double glazed window to the front elevation.

Bedroom 4

3.38 x 3.08 Meters

Fourth spacious room with laminate flooring, two UPVC double glazed windows to the side elevation and over stairs storage cupboard.

Bathroom

3.85 x 2.79 Meters

Beautifully appointed with a four-piece suite comprising low level WC, vanity wash hand basin, free standing bath and walk in shower enclosure with mixer shower. Finished with attractive tiled flooring and surrounds and opaque UPVC double glazed window to the rear elevation.

Outside

The extensive landscaped rear garden comprises of multiple patio and decked areas adjacent to the dwelling with a fishpond, mature borders and shrubs and an area laid to lawn. A small allotment area with a greenhouse follows, leading to a large gravelled off road secure rear driveway and a double garage.

Garage

The extensive landscaped rear garden comprises of multiple patio and decked areas adjacent to the dwelling with a fishpond, mature borders and shrubs and an area laid to lawn. A small allotment area with a greenhouse follows, leading to a large gravelled off road secure rear driveway and a double garage.

Council Tax Band - B

EPC Rating - D(81)

Call 01455 251771 to make an appointment to view this property

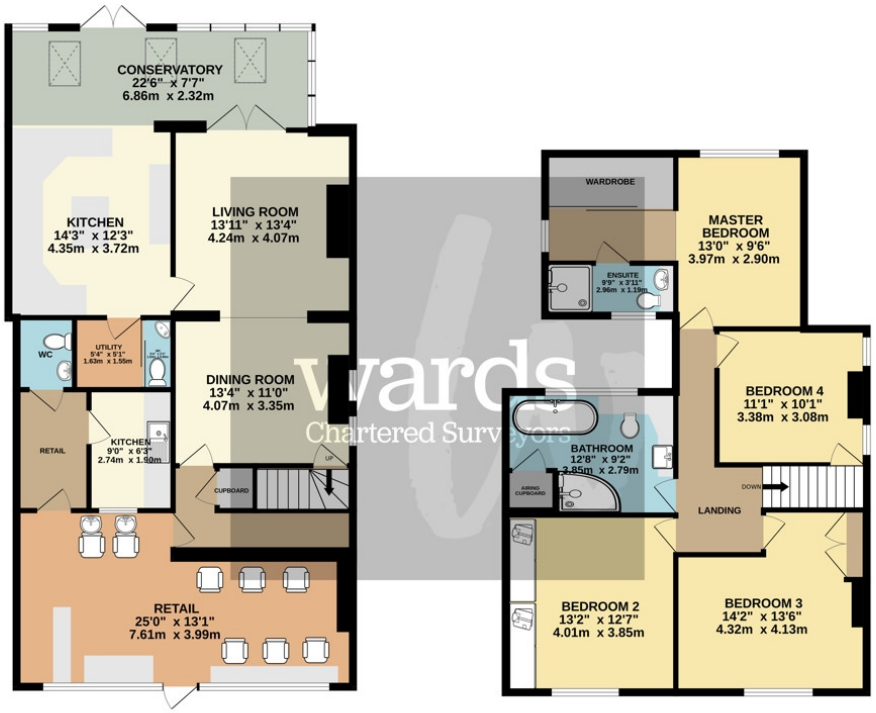






GROUND FLOOR
1180 sq.ft. (109.6 sq.m.) approx.

1ST FLOOR
897 sq.ft. (83.3 sq.m.) approx.



TOTAL FLOOR AREA : 2076 sq.ft. (192.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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