

SIMPLY GREEN

Hill Brae , 5 Mount Pleasant Road





Bedrooms: 4 | Bathrooms: 3 | Receptions: 2

- Beautifully presented semi-detached home with original features
- Lounge with bay window
- Reception room 2 with views over garden
- Lovely "L" shaped Kitchen/Breakfast room
- Utility and downstairs WC
- Three double bedrooms
- Further bedroom/study currently used as a dressing room
- Family bathroom
- Off street parking for two cars
- Gardens to the side and rear.

Property Type: Semi Detached House

Beautifully presented semi-detached home full of character, offering spacious and versatile accommodation throughout. The property features a welcoming lounge with attractive bay window and fireplace, alongside a second reception room enjoying pleasant views over the garden. A generous L-shaped kitchen/breakfast room provides an excellent space for everyday family living and entertaining, complemented by a separate utility room and convenient ground floor WC.

Upstairs are three well-proportioned double bedrooms, together with a versatile study/box room currently used as a dressing room, and a family bathroom. Outside, the property benefits from attractive gardens to both the rear and side, providing a lovely space for relaxing and entertaining. There is also off-street parking for two cars. Combining character, flexible accommodation and practical features, this appealing home is ideally suited to modern family life.

A beautifully presented semi-detached home, full of charm, character and versatile living space, offering an excellent combination of original features, impressive modern comforts and practical family accommodation. The property provides a warm and welcoming environment throughout, with well-proportioned rooms, attractive views over the gardens and a layout that is ideally suited to both family life and entertaining.

Upon entering the property, you are welcomed into a spacious entrance hall leading into a comfortable and inviting lounge, which provides a lovely first impression of the character and atmosphere found throughout the home. The lounge benefits from an attractive Ashburton marble fireplace surround, creating an elegant focal point and adding to the property's period charm. A bay window allows plenty of natural light into the room while also enhancing the characterful feel of the space. Original features such as the stained-glass windows, dado rails and picture rails can be found throughout the property, adding a wonderful sense of history, individuality and character.

The second reception room provides additional flexibility and is currently arranged to make the most of the views over the garden. This versatile room could be used as a family room, dining room, playroom or additional sitting room, depending on the needs of the new owners. The room also benefits from its own Ashburton marble fireplace surround, complementing the character of the lounge and providing an attractive feature within the room. The outlook over the gardens provides a pleasant backdrop and helps create a strong connection between the internal living accommodation and the outdoor space.







One of the main features of the home is the spacious L-shaped kitchen/breakfast room. Offering a practical and sociable space, the room provides ample scope for cooking, dining and everyday family life. The kitchen incorporates a Butler's oven and is complemented by granite work surfaces, combining traditional character with quality finishes and practical functionality. The L-shaped layout helps to create clearly defined areas while retaining an open and connected feel.

The breakfast area provides an ideal spot for informal meals, morning coffee or catching up with family during the day. With its generous proportions and practical layout, this is a room that is likely to become one of the main hubs of the home, whether for everyday family life or entertaining guests.

A separate utility room provides useful additional space for household appliances, laundry and general storage, helping to keep the main living areas organised and clutter-free. There is also a convenient ground floor WC, providing an essential facility for both residents and guests.

Moving to the first floor, the property offers three well-proportioned double bedrooms. Each bedroom provides comfortable accommodation and the flexibility to accommodate family members, guests or home working requirements. The principal bedrooms offer plenty of scope for a range of furniture arrangements, while the overall bedroom accommodation makes the property particularly well suited to families or those looking for additional space.

In addition to the three double bedrooms, there is a useful study/box room, which is currently being used as a dressing room. This versatile room could continue to be used as a dressing room, or alternatively provide an excellent home office, hobby room, nursery, occasional guest room or additional storage space. Its flexibility is a real asset and allows the accommodation to adapt to the changing requirements of its owners.

The family bathroom is a particularly impressive feature of the first floor. It incorporates a steam shower with multiple jets and a Jacuzzi bath with integrated television, creating a luxurious and relaxing space. The bathroom is finished with striking Granite 'Star Galaxy' tiles, adding a sophisticated and distinctive finish. The combination of the steam shower, Jacuzzi bath and integrated TV gives the room a genuine spa-like feel and makes it considerably more than a conventional family bathroom.

There is also a separate upstairs WC, providing additional convenience and helping to make the first-floor accommodation particularly practical for family living.

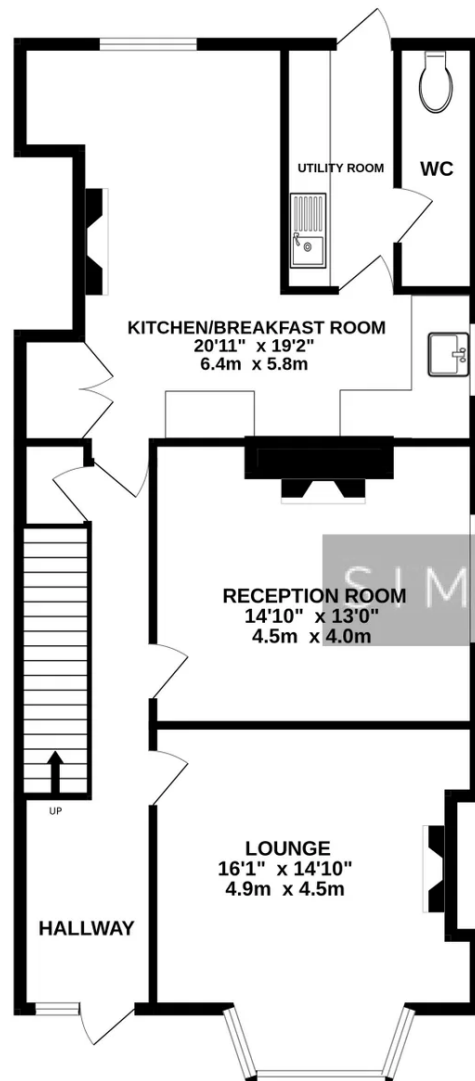
The property also benefits from attic rooms, offering valuable additional space and exciting potential for future development, subject to the necessary planning permissions and building regulations.

Anti-Money Laundering (AML):

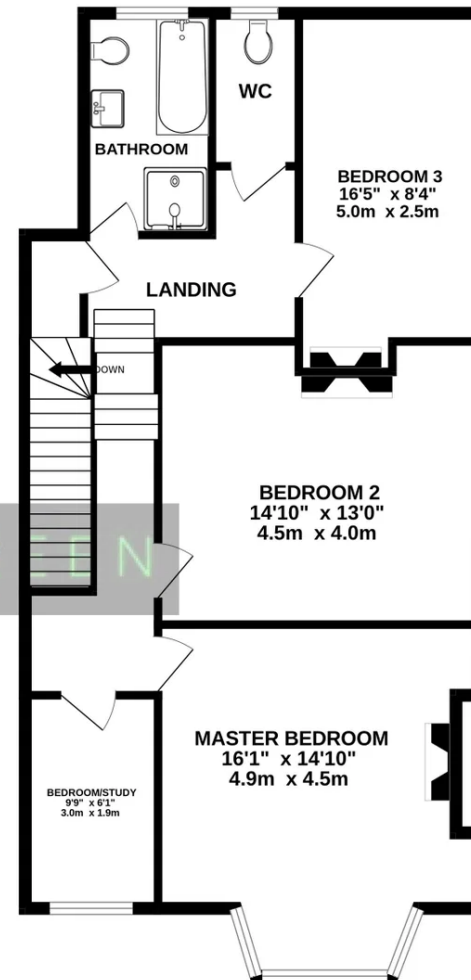
In line with current legislation, all purchasers are required to complete Anti-Money Laundering identity verification. A charge of **£30.00 + VAT (£36.00 inclusive)** per purchaser applies and is payable to Simply Green Estate Agents before the verification process can be completed.



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