



"HOMELEA", 53 MERRYLEE ROAD

NEWLANDS

4 | BEDROOMS 3 | SHOWER ROOMS 4 | PUBLIC ROOMS

This substantial home is found in gated grounds and delivers outstanding accommodation over three levels.

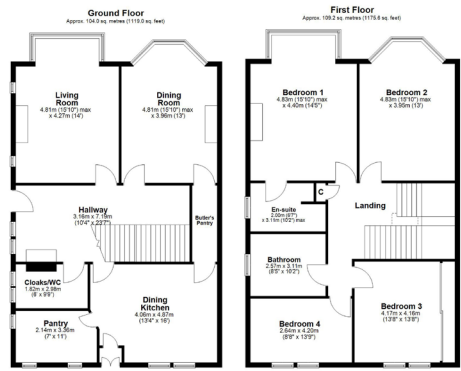
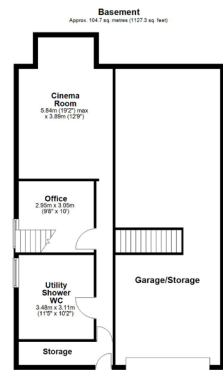
Positioned in an established plot in the centre of Newlands this stone fronted semi-detached villa originally dates from the early 1900s. Our clients have maintained and upgraded their home to an exacting standard making this an excellent opportunity for the discerning buyer.

The ground floor accommodation includes; sheltered gable end porch, vestibule, grand reception hallway with cloakroom/wc adjacent, box bay windowed living room, bay windowed dining room with original butler's pantry to the rear which leads through to a beautifully fitted kitchen including centre island. Adjacent to the kitchen is a large walk-in pantry and a rear vestibule gives access to an elevated terrace with staircase leading to garden level.

The original broad staircase with timber balustrade leads to first floor level revealing four double sized bedrooms, the principal bedroom has a sleek en-suite shower room and a refurbished four piece bathroom suite is accessed from first floor landing.

A concealed staircase from the butler's pantry leads into the basement of the building revealing a superb cinema room, a designated home office and a large utility room housing the boiler, wc and a shower cubicle. A glazed rear door gives access out to the garden and the remaining basement area is a substantial drive-in garage via electric door. This space provides excellent dry storage underneath the dining room above.





SS4075 | Sat Nav: "Homelea", 53 Merrylee Road, Newlands, G43 2SW

All measurements and distances are approximate. Floorplans are for illustration purposes and may not be to scale.

For the full home report visit www.corumproperty.co.uk



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