



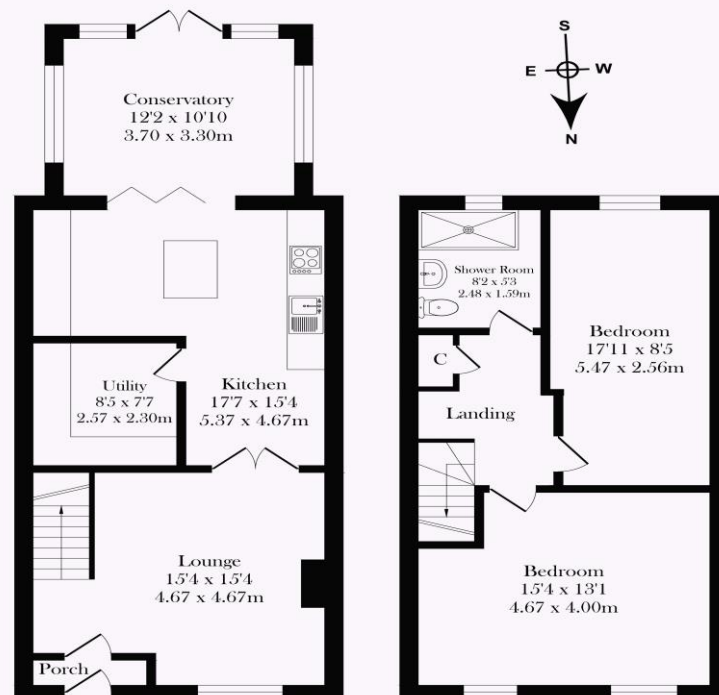
# TRACY PHILLIPS

## Estates



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Ground Floor  
Approx. Floor  
Area 59.9 Sq.M  
(645 Sq.Ft.)

First Floor  
Approx. Floor  
Area 46.6 Sq.M  
(502 Sq.Ft.)

Total Approx. Floor Area 106.5 Sq.M. (1147 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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Asking Price: £210,000

Ayrefield Road, Roby Mill



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This immaculate and sympathetically extended cottage, located along a quiet lane in the beautiful hamlet of Roby Mill, has been much improved by the current owners and crafted in to a beautiful home which is in ready to move in to condition. Retaining lots of the charm of an older building and yet with many modern features, this lovely home would make a perfect first time purchase. The property has been previously been extended to provide a lovely floorplan extending to circa 1147 sq ft with some wonderful highlights including a superb open plan kitchen, a real heart of the home and perfect for family gatherings. The home rests on a lovely plot with open views to both the front and rear, off road parking and a lovely private rear garden. Briefly comprising a handy entrance porch which leads into the lovely open plan lounge which features a modern oak and glass staircase rising to the first floor and featuring accent lights. A beautiful wood burning stove warms the room, alongside a smart stylish radiator, whilst the large bay windows fills the room with light. There is access into the large open plan kitchen which opens on to both a handy utility/larder room and also to the garden room. The kitchen is beautifully appointed with a range of wall and base units and a central island takes centre stage in this lovely room. Included within the kitchen are a range of integrated appliances including Neff double ovens, electric hob and overhead extractor hood, integrated dishwasher and fridge/freezer. Stylish countertops, subway wall tiling and inset lighting complement the Shaker units. The garden room leads outside and features the same stylish gloss floor tiling as the kitchen, and a recently installed and insulated roof. Double doors lead out to the garden making this room an ideal spot in which to enjoy the outdoors.

The first floor reveals two very good-sized bedrooms (the rear having been extended) and a beautiful and smart new shower room completing this gorgeous home. The shower room is gorgeous with a large walk-in shower, vanity wash hand basin and w.c. A heated towel rail and cool feature tiling brings the room to life. Externally, the property has a block paved frontage with space for off road parking whilst the rear garden is paved and slated for easy maintenance and offers plenty of space for outdoor dining.

Viewings of this delightful home, located in this lovely and sought-after village, are now welcomed.

