

**REDUCED FROM
£215,000 TO
£199,999**

**10 SINCLAIR
TERRACE, WICK**



ABOUT THIS PROPERTY

This beautiful stone-built end-terraced, five bedroom family home is located within the town of Wick. Spread over four levels, the accommodation comprises vestibule, hallway, lounge, kitchen/diner, utility room, three shower rooms, one dressing room and five bedrooms (one with ensuite). There is also a lovely garden to the rear with two sheds.

FEATURES

✓ 5 Bedrooms

✓ Three Shower Rooms

✓ Garden to rear

CONTACT DETAILS

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This beautiful large end-terraced five-bedroom family home is laid across four floors. Many of the original features have been retained and the accommodation comprises a large vestibule, large front hallway, family lounge, kitchen/diner, utility room, five double bedrooms (one with ensuite shower room), two further shower rooms and a walk-in dressing room. There is a south-facing garden to the rear with two timber sheds. Viewing is highly recommended to appreciate all that this unusual property has to offer.

Vestibule: 1.91m x 1.68m

There is a timber entrance door with glazed panel above. The original door opens into the hallway and it has an engraved glass panel with matching engraved glass panels above the door and to either side.

Hallway: 5.04m x 1.89m

This large open hallway features original ornate cornicing, ceiling rose and decorative door surrounds on the lounge and kitchen doors. The flooring has been laid with blue tiles. There is a radiator to the wall and doors lead to the family lounge, kitchen/diner and lower stairs to the basement. A staircase leads to the first-floor landing.

Family Lounge: 4.67m x 4.18m

This large lounge has a fireplace to the feature wall with an ornate coal-effect gas fire. There is also a shelved alcove to the feature wall with cupboards below which houses the electrics. There is a radiator to the wall and a window faces to the front, the flooring is laid to laminate.

Kitchen/Diner: 3.82m x 3.66m

There are cream wall and base units with black fitted worktops. A lovely feature to this room is the section of exposed stone wall, where the fireplace has been converted to a cupboard and houses the heating boiler. There is a fitted four-ring main gas hob with extractor hood above and there is an electric built-in single oven. There is space under the worktops for a washing machine and tumble dryer. Two windows with deep sills face to the rear. There is a radiator to the wall and the flooring is laid to laminate.

Stairs to 1st Floor Landing

The lovely original staircase is carpeted and has a large window with a deep sill on the turn of the stairs which floods light into the hallway and landing. The landing is carpeted and features an arch leading to two bedrooms. On this floor there is a master bedroom with large ensuite shower room, bedroom two and another large shower room. The staircase continues to the upper floor.

Master Bedroom: 4.69m x 3.45m

This beautiful bedroom retains original features and has a marble effect fireplace to the wall which has been blocked off. A window faces to the front and like many of the windows, it retains the original wooden shutters. There is a radiator to the wall and the flooring is laid to carpet. A door leads into the ensuite shower room.

Ensuite Shower Room: 3.65m x 2.08m

This large room has a three-piece suite comprising a large corner shower, fitted with an electric shower and shower boarding to the walls, W.C. and a pedestal handbasin with tiled splashback and fitted mirror above. There is a cupboard which houses the hot water tank. A large window faces to the rear which has the lower glazing opaqued leaving the upper glazing to flood light into the room. There is a heated towel rail to the wall and the flooring is laid to vinyl. There is an extractor fan and there are pretty wall lights as well as a ceiling light.

Bedroom 2: 3.72m x 3.09m

This lovely bright room is neutrally decorated and has a light airy feel with a window facing to the front which has the original wooden shutters. There is a radiator to the wall and the flooring is laid to laminate.

Shower Room: 3.27m x 1.59m

This room has a three-piece suite comprising a corner shower fitted with a Mira electric shower and wet wall, W.C and a pedestal basin with mixer tap, tiled splashback and fitted mirror above. There is an extractor fan, heated towel rail to the wall and the flooring is laid to vinyl.

Stairs to 2nd Floor Landing

The stairs and landing have been laid to carpet and there is a large velux window which provides plenty of natural daylight. There is a hatch to the attic space (which has just been sprayed for woodworm and filled with deep insulation). Doors lead to the upper two bedrooms.

Bedroom 3: 5.50m x 3.77m

This beautiful large bedroom benefits from eaves storage space to either side of the rear facing window. There is a radiator to the wall and the flooring is laid to carpeting. This room incorporates a lounge area for which there is ample space.

Bedroom 4: 3.20m x 2.26m

This lovely cosy room has a velux window to the ceiling. There is a radiator to the wall and the flooring has been laid to carpeting.

Stairs to Basement

A door leads from the front hallway to the basement. The stairs have been laid to carpet and there is a small window on the turn of the stairs, which opens like a door, giving access to a walkway to the rear garden.

Basement Hallway

The basement internal access via stairs from the ground floor of the house. There is also external access by going through the entry to the side of the property and down a stone stairway where a half opaque-glazed uPVC door opens into the hallway. There is a large storage cupboard and there is also plumbing and space for a washing machine and tumble dryer. There is a radiator to the wall and the flooring is laid to vinyl. Doors open into bedroom 5, utility room, shower room and dressing room.

Bedroom 5: 4.12m x 4.27m

This generous sized room provides plenty of space for a bed and bedroom furniture, office area and seating area. A window faces to the front and there is a small display alcove, a window seat and a T.V point. There is a radiator to the wall.

Utility Room: 3.71m x 2.37m

This lovely utility room is fitted with wall and base units, tiled splashback and fitted worktops. An opaque window to the rear provides plenty of natural daylight. There is a radiator to the wall and the flooring is laid to vinyl.

Shower Room: 1.96m x 1.22m

There is a three-piece suite comprising a large shower enclosure which is fitted with a mains shower with an overhead waterfall shower, detachable shower head and shower boarding to the walls, W.C and pedestal hand basin with tiled splash-back. There is a fitted shelf to the wall and a heated chrome ladder towel rail. The entrance door is a folding door and the flooring has been laid to vinyl.

Dressing Room: 3.64m x 1.88m

This room is fitted with a good amount of shelving and hanging rails. The flooring is laid to carpet and there is a radiator to the wall.

Garden

There is a south-facing garden to the rear which is laid mainly to grass with borders of flowers and shrubs, there is also has a patio area. There are two timber sheds.

Other Information

The roof was renewed in 2022 when there was also a rewire done in that year. The attic has just had woodworm treatment done and has been packed with insulation. The property has all the required certification for Airbnb if the new owner wished to do this.

POSTCODE: KW1 5AD

EPC: D

PRICE: Offers Over £199,999 – Reduced from £215,000

**VIEWINGS: BY ARRANGEMENT WITH CRAWFORD & COGHILL HOMES –
07535 356258**

ENQUIRIES AVAILABLE BY EMAIL:

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OFFERS TO: CRAWFORD & COGHILL HOMES, 28 BANK ROW, WICK, KW1 5EY

OFFICE HOURS: 2–5pm Monday to Friday & anytime by appointment

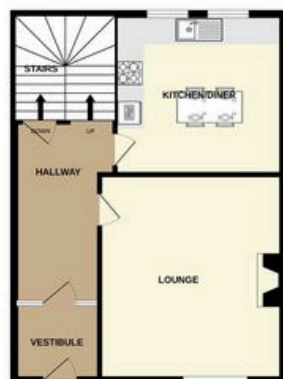
DIRECTIONS: <https://what3words.com/strapping.sued.expose>

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BASEMENT



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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