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Charlotte Charmer

55 Kingsley Road

Just a half block off of Lake Avenue and a few blocks north of Turning Point Park in the Charlotte neighborhood, you'll find 55 Kingsley Road. Situated on a quiet residential block, with well kept homes, street trees and sidewalks, with a mix of families and longtime residents, the house is the perfect place for a young family to call home. The c.1920 Colonial Revival style house also happens to be rich with historic character and well maintained—it possesses a cozy, charming personality that makes you feel instantly at home.

It all starts at the front stoop with an original wood door, with original hardware and a leaded glass window. The door opens to a small entrance vestibule with a tile floor. The entrance is set off nicely from the main stairway and living room with an arched opening. The warm, unpainted woodwork and hardwood floors beckon you in through this opening, into the spacious living room. A large wood burning fireplace takes center stage in this room, tempting you to curl up on the couch and never leave. Two archways off the living room lead to a light-filled sunroom and the formal dining room. The sunroom also has a secondary entrance, providing a less formal space for the kids to leave their shoes and hang their coats.

The dining room and kitchen are both spacious. The kitchen has lots of counter space and room for a modest-sized table.

The appliances are relatively new and, although a new owner may wish to update the cabinets, it's all perfectly serviceable. The stairway to the second floor is framed off from the living room with a partial wall and tapered columns, typical of Craftsman style homes. A glazed door at the top of the stairs helps separate the two floors. Upstairs is a small hall linen closet, a full bath, and three bedrooms. The master is especially large and features built-in modular storage. The woodwork (unpainted except for one bedroom), original wood doors with glass knobs, and hardwood floors continue throughout the second floor.

The attic is unfinished, with plenty of room for storage or future use as a home office or den.

Outside is a tidy backyard with a deck, a two-car detached garage, and a new fence that encloses the yard and the garage. 55 Kingsley has great curb appeal with mature rhododendrons in front. The home is 1,388 square feet and is listed at \$94,900. Contact Evangelos Tavelaris of Keller Williams at 585-472-5490 for more information.

by Caitlin Meives

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