

ROAD MAP

HYBRID MAP

TERRAIN MAP



MOUNT PLEASANT CLOSE, LIGHTWATER GU18

GUIDE PRICE £800,000

Camberley 01276 539111

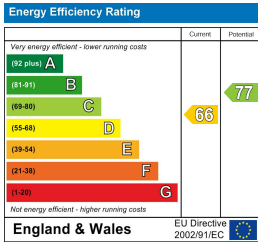
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## MAIN FEATURES

- Substantially Sized Detached Property
- Four Good-Size Bedrooms
- Home Office/Studio
- Open Plan Kitchen/Breakfast/Dining Room
- Garage & Driveway Parking
- Stunning Landscaped Garden
- En Suite & Balcony To Bedroom One
- Close To Lightwater Village

## FULL DETAILS

**Porch**  
Enter via door, tiled flooring and space for hanging coats and shoes.

**Hallway**  
Amtico flooring and stairs leading to the first floor.

**WC**  
Low level WC, wash hand basin, tiled walls and tiled flooring.

**Kitchen/Breakfast Room**  
15'5 x 14'2 (4.70m x 4.32m)  
Range of base and eye level units, quartz work surfaces, breakfast bar, oven/grill, five ring gas hob, extractor fan, sink, dishwasher and space for; fridge/freezer. Lantern roof and amtico flooring with underfloor heating.

**Dining Room**  
14'9 x 14'9 (4.50m x 4.50m)  
Amtico flooring with underfloor heating. Bi-fold doors leading to the garden. Doors leading to;

**Living Room**  
15'8 x 11'11 (4.78m x 3.63m)  
Carpet flooring and fireplace with brick surround.

**Utility**  
9'5 x 4'8 (2.87m x 1.42m)  
Range of base and eye level units, sink, partly tiled walls and space for; washing machine and tumble dryer.

**Study**  
10'8 x 9'8 (3.25m x 2.95m)  
Bay window and tiled flooring. Cupboard with boiler and slatted shelves for storage.

**Garage**  
15'0 x 7'3 (4.57m x 2.21m)  
Power, lighting and electric door. Door leading to the garden.

**First Floor Landing**  
Carpet flooring and airing cupboard.

**Bedroom One**  
15'8 x 10'8 (4.78m x 3.25m)  
Rear aspect, carpet flooring, wardrobe with sliding door and juliet balcony.

**En Suite**  
Shower cubicle, low level WC, wash hand basin with storage below, heated towel rail and tiled walls.

**Bedroom Two**  
14'2 x 9'3 (4.32m x 2.82m)  
Front aspect and carpet flooring.

**Bedroom Three**  
10'8 x 9'3 (3.25m x 2.82m)  
Front aspect and carpet flooring.

**Bedroom Four**  
8'8 x 8'6 (2.64m x 2.59m)  
Rear aspect and carpet flooring.

**WC**  
Low level WC, wash hand basin, partly tiled walls and linoleum flooring.

**Bathroom**  
'P' shaped bath with power shower, wash hand basin with storage below, heated towel rail and partly tiled walls.

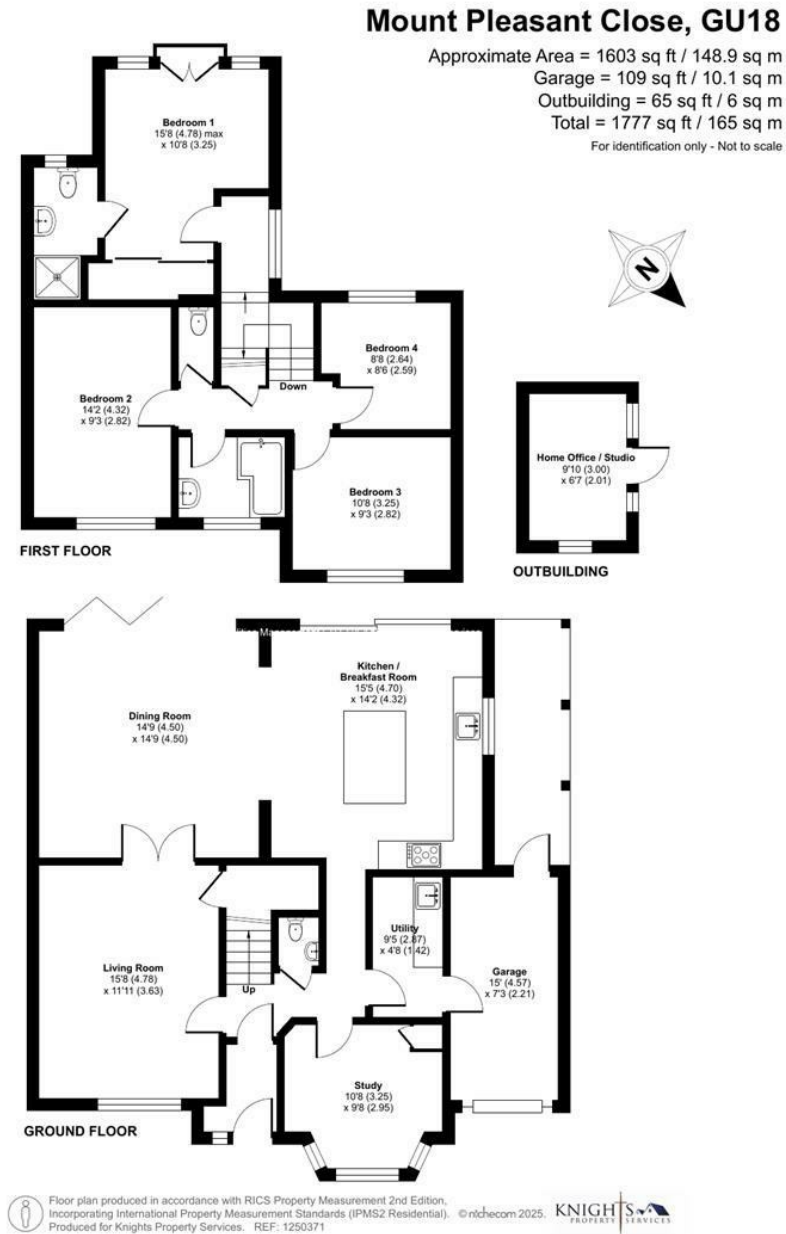
**To The Front**  
Driveway parking, shingled area and access to the garage.

**To The Rear**  
Beautifully landscaped garden comprising; feature pond and areas laid to lawn, patio and decking, ideal for entertaining. Sheds, pergola, mature planting and access to;

**Home Office/Studio**  
9'10 x 6'7 (3.00m x 2.01m)  
Power and lighting.

**Council Tax**  
Band E.

## FLOORPLAN



## MOUNT PLEASANT CLOSE, LIGHTWATER GU18

KNIGHTS PROPERTY SERVICES - For sale is this stunning detached home, elevated to offer views of the surrounding area. Thoughtfully extended, this substantial and versatile property boasts a modern open plan kitchen/breakfast room leading through to the dining room, living room, study, utility, ground floor WC and an integral garage with both front and rear access. The first floor continues to impress with four good-size bedrooms, with a balcony and en suite to bedroom one and a bathroom with separate WC. A standout feature is the landscaped garden offering a patio area, ideal for entertaining, with steps leading to a lawned area with mature planting. There is also a versatile home office/studio, which can be adapted to suit a variety of needs. The home also comes with driveway parking.

The property is situated close to Lightwater Village which boasts a vast range of local amenities.

Lightwater Country Park, with its amazing woodlands and ponds, is nearby and has a lot of activities

such as an adventure playground, adventure golf and a gym.