

Page Road, Bowers Gifford, SS13 2HP



£600,000

In a sought after quiet Bowers Gifford cul-de-sac location is this well presented four bedroom detached chalet. This spacious property benefits from having a 25' lounge; recently fitted kitchen with separate utility; three ground floor bedrooms with newly fitted luxury ground floor bathroom; office; bedroom one with ensuite to the first floor; sweep in and out drive with garage and fabulous 130' rear garden.

Council Tax band - D. EPC rating - TBC. Our ref: 15605

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Accommodation comprises:

Entrance via uPVC double glazed lead light door to:

PORCH

Coved and skimmed ceiling. Glazed door to:

RECEPTION HALL

Coved and skimmed ceiling. Radiator. Spiral STAIRS TO FIRST FLOOR ACCOMMODATION. Doors to:

BEDROOM TWO 13' 5" x 12' 6" (4.09m x 3.81m)

Coved and skimmed ceiling. Double glazed lead light bay window to front aspect. Radiator. Laminate wood effect flooring.



BEDROOM THREE 9' 7" x 9' 7" (2.92m x 2.92m)

UPVC double glazed lead light bay window to front aspect. Radiator. Laminate wood effect flooring.



OFFICE/STUDY 9' 8" x 9' 6" (2.95m x 2.9m)

Coved and skimmed ceiling. Radiator.

KITCHEN 12' 2" x 11' 7" (3.71m x 3.53m)

Coved and skimmed ceiling with spotlight insets. UPVC double glazed window to rear aspect. Recently fitted with a range of base and eye level units with square edged working surfaces and matching splashbacks. Inset one and a half bowl stainless steel sink drainer with chrome mixer tap. Inset 4 ring electric hob with extractor hood

over and electric oven under. Space for dishwasher. Space for American style fridge/freezer. Radiator. Tiled floor.



UTILITY ROOM 7' 7" x 6' 4" (2.31m x 1.93m)

Coved and skimmed ceiling with spotlight insets. UPVC double glazed window to rear aspect. UPVC double glazed door leading to REAR GARDEN. Wall and base level units with square edged working surfaces and tiled splashbacks. Inset stainless steel sink with chrome mixer tap. Space for washing machine. Space for tumble dryer. Wall mounted gas combi boiler. Tiled floor.

LUXURY BATHROOM 11' 2" reducing to 6' x 8' 9" (3.4m > 1.83m x 2.67m)

Feature ceiling with spotlight insets and LED lighting surround. Two obscure uPVC double glazed window to side aspect. Four piece white suite comprising close coupled dual flush w/c, designer wall mounted hand wash basin with chrome mixer tap, double ended free standing bath with wall mounted chrome mixer tap and double walk in shower with overhead rainmaker shower head. Tiled walls. Ladder style towel radiator. Tiled floor.



DINING ROOM/BEDROOM FOUR 13' x 11' 7" (3.96m x 3.53m)

Coved and skimmed ceiling. Obscure double glazed window to side aspect. UPVC double glazed French style doors leading to REAR GARDEN. Radiator.

LOUNGE 25' x 14' 5" (7.62m x 4.39m)

Coved and skimmed ceiling. Two uPVC double glazed bay windows to side aspect. UPVC double glazed French style doors, with sidelights, leading to and overlooking REAR GARDEN. Feature fireplace with gas fire insert. Two radiators.



FIRST FLOOR BEDROOM ONE 17' 5" x 10' 7" (5.31m x 3.23m)

Coved and skimmed ceiling with spotlight insets. Double glazed Velux window to side aspect. UPVC double glazed French style doors to Juliet balcony wrought iron balustrade overlooking REAR GARDEN. Three eaves storage cupboards. Radiator. Door to:



ENSUITE 7' x 4' 9" (2.13m x 1.45m)

Coved and skimmed ceiling. Double glazed Velux window to side aspect. Three piece white suite comprising close coupled w/c, pedestal mounted hand wash basin and walk in shower cubicle with overhead rainmaker shower head. Tiled walls. Chrome heated ladder style towel rail. Tiled floor.

OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a sweep in/out block paved driveway providing off street parking for several vehicles and access to GARAGE. Retaining brick wall with shrub border. Gated side access.

The **REAR GARDEN** measures approx. 130' and commences with raised decking area with balustrade leading to lawn. Paved patio to rear. Pergola with seating area beneath. Several raised brick built flower beds with a variety of trees, shrubs and plants. Further patio to rear with brick built shed. Two further wooden sheds to remain. Fencing to all boundaries.



GARAGE 19' 9" x 8' 6" (6.02m x 2.59m)
With up and over door. Power and lighting.



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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