

Mark  
Webster  
estate agents



Fairfields Hill  
Polesworth  
£425,000

\*\*\* BEAUTIFUL DOUBLE FRONTED DETACHED FAMILY HOME - CORNER POSITION - MUCH IMPROVED \*\*\*. Mark Webster estate agents are delighted to be able to offer for sale this spacious 4 bedroom traditional detached property located in the village of Polesworth being within walking distance to local schools. Viewing is essential.

## OPEN PLAN RECEPTION PORCH

Having an attractive opaque double glazed composite style entrance door, double glazed windows to side aspects, laminated wooden effect flooring and open plan through to the entrance hall.

## ENTRANCE HALL

Stairs leading off to the first floor landing, useful under stairs storage, laminated wooden effect flooring, single panelled radiator and doors leading off to...

## GUEST WC 7' 8" x 3' 7" (2.34m x 1.09m)

Opaque double glazed sash style window to rear aspect, single panelled radiator, laminated wooden effect flooring, low level WC and a wash basin.

## FRONT RECEPTION ROOM 11' 8" x 11' 8" (3.56m x 3.56m)

Used as the main lounge having a double glazed sash style window to front aspect, double panelled radiator, stunning feature fireplace having an inset log burning stove, open plan through to the rear reception room.

## REAR RECEPTION ROOM 13' 3" x 12' 2" (4.04m x 3.71m)

Currently being used as a sitting room having double glazed French doors leading out to the rear garden and a double panelled radiator.

## DINING ROOM 12' 9" x 12' 8" (3.89m x 3.86m)

Having double glazed sash style windows to front and side aspect, laminated wooden effect flooring, double panelled radiator and open plan through to the kitchen.

## KITCHEN 12' 9" x 11' 8" (3.89m x 3.56m)

Double glazed sash style window to side aspect, laminated wooden effect flooring, range of refitted kitchen units, wooden square edge work surfaces, built in stainless steel electric oven and microwave combination, stainless steel sink, inset 4 ring gas hob with an extractor hood above, tiled splash back areas, integrated dishwasher, double panelled radiator and a glazed door to the utility room.

## UTILITY ROOM 7' 8" x 7' 8" (2.34m x 2.34m)

Double glazed window to side aspect, double glazed door leading out to the rear garden, wall mounted central heating boiler, fitted base level units, wooden square edge work surface, space and plumbing for a washing machine, tiled splash back area and laminated wooden effect flooring.

## FIRST FLOOR LANDING

Having a double glazed sash style window to front aspect, single panelled radiator, access to the roof storage space and doors leading off to...



**BEDROOM ONE 12' 2" x 9' 6" (3.71m x 2.9m)**

Double glazed sash style window to rear aspect, double panelled radiator and access to...

**EN-SUITE 8' 6" x 3' 4" (2.59m x 1.02m)**

Low level WC, wash basin with useful vanity storage beneath, tiled shower cubicle having a chrome mixer style shower, tiled splash back areas.

**BEDROOM TWO 12' 8" x 12' 4" (3.86m x 3.76m)**

Double glazed sash style window to front aspect and a double panelled radiator.

**BEDROOM THREE 11' 8" x 11' 8" (3.56m x 3.56m)**

Double glazed sash style window to front aspect and a double panelled radiator.

**BEDROOM FOUR 12' 4" x 10' 6" (3.76m x 3.2m)**

Double glazed sash style window to side aspect and a double panelled radiator.

**FAMILY BATHROOM 9' 3" x 6' 2" (2.82m x 1.88m)**

Opaque double glazed sash style window to rear aspect, chrome towel radiator, low level WC, wash basin with useful vanity storage beneath, panelled bath, tiled shower cubicle having a chrome rainfall style mixer shower, tiled splash back areas.

**TO THE EXTERIOR**

The property stands nicely on a corner position with attractive planted front and side gardens area, side stoned area providing off road parking and side gated access to the rear garden. The rear garden has a large block paved patio with steps leading to a lawn with planted borders and a timber storage shed.

**FIXTURES & FITTINGS:** Some items maybe available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected.

**TENURE:** We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX:** We understand this property has been placed in Council Tax Band D. (This information is provided from the Council Tax Valuation List Website).

**DISCLAIMER:** DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.



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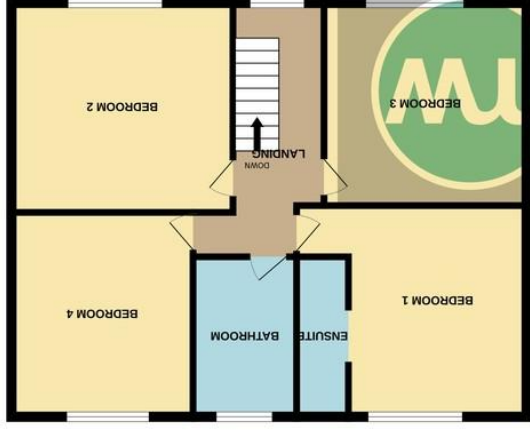
GROUND FLOOR  
776 sq.ft. (72.1 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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 taken as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.  
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TOTAL FLOOR AREA : 1484 sq.ft. (137.9 sq.m.) approx.

1ST FLOOR  
708 sq.ft. (65.8 sq.m.) approx.



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