



Sunfields Close
Polesworth
£350,000

*** EXTENDED DETACHED FAMILY HOME ~ ENSUITE ~ SUPERB KITCHEN/FAMILY ROOM
***. For sale with MARK WEBSTER estate agents is this very well presented modern detached property located in the ever popular village of Polesworth briefly comprising: Guest WC, lounge, kitchen/family room, utility, four bedrooms, en-suite, bathroom, driveway and landscaped gardens. Viewing is considered essential.

This immaculate detached family home has been much improved by the current owners and has been considerably extended to the side and rear. The property now offers an open plan kitchen/family room with modern kitchen with built in 'NEFF' appliances and bi-folding doors linking the outside space, The beautiful low maintenance landscaped rear garden enjoys plenty of sun being South Facing.

RECEPTION HALL

Opaque double glazed entrance door, double glazed window to front aspect, single panelled radiator, laminated wooden effect flooring, door to the lounge and a further door to the guest WC.

GUEST WC 4' 4" x 3' 8" (1.32m x 1.12m)

Laminated wooden effect flooring, single panelled radiator, low level WC and a wash basin with useful storage beneath.

LOUNGE 10' 5" minimum x 17' 6" maximum (3.18m x 5.33m)

(14'8" maximum width) Double glazed bay window to front aspect, feature fireplace, stairs leading off to the first floor landing. laminated wooden effect flooring, two single panelled radiators and a glazed door to...

KITCHEN/FAMILY ROOM 14' 6" x 21' 7" (4.42m x 6.58m)

Having a part vaulted ceiling to the extended area with three double glazed skylight windows, recessed LED ceiling down lights, laminated wooden effect flooring, three vertical wall radiators, double glazed bi-folding doors leading out to the rear garden, wide range of modern fitted kitchen units, Corian work surfaces and recessed sink, 'NEFF' stainless steel microwave oven and single oven, integrated 'NEFF' dishwasher, 'NEFF' induction hob with a 'NEFF' extractor hood above, access to...

UTILITY ROOM 6' 8" x 7' 7" (2.03m x 2.31m)

Opaque double glazed door leading out to the rear garden, double glazed window, laminated wooden effect flooring, fitted base and eye level units, Corian work surface, space and plumbing for a washing machine.

FIRST FLOOR LANDING

Access to the roof storage space, door to the airing cupboard and further doors leading off to...

BEDROOM ONE 17' 5" x 7' 7" (5.31m x 2.31m)

Double glazed window to front aspect, double panelled radiator and a door to...

EN-SUITE BATHROOM 7' 7" x 6' 6" (2.31m x 1.98m)

Opaque double glazed window to rear aspect, tiled floor, chrome towel radiator, low level WC, wash basin with useful vanity storage beneath, p-shaped bath with an electric shower over, tiled walls and recessed LED ceiling down lights.



BEDROOM TWO 14' 0" x 8' 2" (4.27m x 2.49m)

Double glazed window to front aspect, laminated wooden effect flooring and a single panelled radiator.

BEDROOM THREE 11' 5" x 8' 2" (3.48m x 2.49m)

Double glazed window to rear aspect, single panelled radiator and laminated wooden effect flooring.

BEDROOM FOUR 6' 8" x 6' 5" (2.03m x 1.96m)

Double glazed window to front aspect, single panelled radiator and laminated wooden effect flooring.

FAMILY BATHROOM 6' 4" x 6' 4" (1.93m x 1.93m)

Opaque double glazed window to rear aspect, tiled floor and walls, chrome towel radiator, low level WC, wash basin with useful vanity storage beneath, panelled bath with an electric shower over.

GARAGE 17' 9" x 8' 5" (5.41m x 2.57m)

Having an up and over door, power and light.

TO THE EXTERIOR

To the front of the property there is a slate chipped garden and a block paved driveway providing off road parking and access to the garage via an up and over door. The rear garden has been landscaped to provide low maintenance having a paved patio that continues to the side of the property, artificial lawn, slate chipped border, fenced boundaries with side gated access to the front.

FIXTURES & FITTINGS: Some items may be 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 C. (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. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.



Floorplan

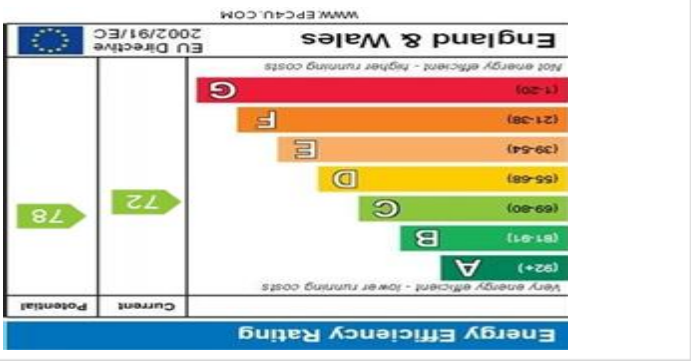


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Energy Performance Rating:



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