



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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Hillside Drive, Newchurch, BB4 9DH

£450,000

A STUNNING FOUR BEDROOM DETACHED FAMILY HOME WITH DOUBLE GARAGE

Nestled on the charming Hillside Drive in Newchurch, this splendid four-bedroom detached house offers a perfect blend of modern living and serene countryside views. As you approach the property, you are greeted by its attractive facade, setting the tone for what lies within.

The heart of this home is undoubtedly the impressive open-plan kitchen, dining, and family room. This spacious area is designed for both entertaining and everyday family life, featuring a sleek, modern kitchen that is both functional and stylish. Large windows provide picturesque views of the beautifully maintained rear garden, allowing natural light to flood the space and creating a warm, inviting atmosphere.

The property boasts two well-appointed reception rooms, providing ample space for relaxation and social gatherings. Each of the four generously sized bedrooms offers comfort and privacy, making it an ideal family home. The modern family bathroom is complemented by an ensuite shower room, ensuring convenience for all.

Step outside to discover the gorgeous rear garden, which overlooks a tranquil field, perfect for enjoying long summer evenings or hosting family barbecues. This outdoor space is a true sanctuary, offering a peaceful retreat from the hustle and bustle of daily life.

Hillside Drive, Newchurch, BB4 9DH
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4 2 1 B

- Impressive Detached Property
- Presented to Highest Standard Throughout
- Ample Off Road Parking and Double Garage
- EPC Rating B
- Four Bedrooms
- Solar Panels Installed
- Tenure Freehold
- Two Bathrooms
- Extensive Rear Garden with Field Views
- Council Tax Band E

Ground Floor

Entrance Porch

10'0 x 1'5 (3.05m x 0.43m)
UPVC double glazed sliding door, terracotta tiled flooring and door to hall.

Hall

11'3 x 5'11 (3.43m x 1.80m)
Central heating radiator, smoke detector, tiled flooring, doors leading to reception room, WC kitchen/dining area and stairs to first floor.

WC

6'1 x 2'11 (1.85m x 0.89m)
UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap and tiled flooring.

Reception Room

19'9 x 11'7 (6.02m x 3.53m)
UPVC double glazed box window, UPVC double glazed feature picture window, two central heating radiators, log burner and television point.

Kitchen/Dining Area

26'9 x 14'9 (8.15m x 4.50m)
Three UPVC double glazed windows, two central heating radiators, range of high gloss wall and base units with granite work surfaces, breakfast bar, integrated high rise oven and microwave, Neff induction hob and integrated extractor hood, glass splashback, inset stainless steel one and a half bowl sink with integrated draining ridges and high spout mixer tap, space for American-style fridge freezer, integrated dishwasher, enclosed boiler, spotlights, Karndean tiled flooring, doors leading to utility, cloakroom and sliding door to rear.

Utility

7'10 x 5'5 (2.39m x 1.65m)
UPVC double glazed window, base units with laminate work surfaces, plumbing for washing machine and Karndean tiled flooring.

First Floor

Landing

UPVC double glazed window, central heating radiator, smoke detector, access to half boarded loft via pull down ladder with lighting and storage, doors leading to four bedrooms, family bathroom and over stairs storage.

Bedroom One

11'9 x 11'3 (3.58m x 3.43m)
UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

En Suite

8'1 x 2'9 (2.46m x 0.84m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, tiled elevations, PVC panelling to ceiling spotlights and tiled flooring.

Bedroom Two

11'4 x 8'10 (3.45m x 2.46m)
UPVC double glazed window and central heating radiator.

Bedroom Three

12'9 x 8'2 (3.89m x 2.49m)
UPVC double glazed window, central heating radiator and wood effect flooring.

Bedroom Four

8'7 x 8'1 (2.62m x 2.46m)
UPVC double glazed window and central heating radiator.

Bathroom

8'1 x 6'8 (2.46m x 2.03m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, partial freestanding bath with mixer tap and rinse head, corner direct feed shower, partially tiled elevations, spotlights, extractor fan and tiled flooring.

External

Rear

Laid to lawn garden, paving, bedding areas, greenhouse, mature trees and field views.

Front

Bedding areas, block paved driveway and access to double garage.

Double Garage

17'4 x 17'0 (5.28m x 5.18m)

