





Property Description

A lovely detached four bedroom family home situated in the sought after location of Rushton Close with good access to outstanding school, shops, train station, amenities, tennis and cricket clubs. This extended home briefly comprises of large reception hallway, dining room open plan extended into sunroom, study, guest cloakroom, breakfast kitchen, four double bedrooms with ensuite to master, family bathroom, small garage for storage, gardens to the front, enclosed landscaped rear garden.

Approach

Open canopy porch leads to front door, in turn leading through to reception hallway, door through to:

Guest Cloakroom

Having low level WC and wash hand basin and obscure glazed window to the side.

Study

8' 2" x 7' 6" (2.49m x 2.29m)

Window to the side.

Extended Lounge

22' 10" x 12' 10" (6.96m x 3.91m)

Having underfloor heating, feature log burning fire, patio doors and window to the side and two windows to the rear.

Dining Area

14' 4" x 12' 9" (4.37m x 3.89m)

With window to the front.

Breakfast Kitchen

14' 7" x 12' (4.45m x 3.66m)

Fitted with a range of base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, Rangemaster cooker with gas hob and electric double oven, space and plumbing for automatic dishwasher and washing machine, window to the rear overlooking garden, door to the side, space for breakfast table, Valliant boiler concealed in cupboard.

First Floor Landing

Staircase rising from the hallway leading to landing, window to the side, loft hatch with retractable ladder.

Bedroom One

16' 5" x 14' 2" Max (5.00m x 4.32m Max)

With window to the front.

Ensuite

Having double shower cubicle, low level WC, was hand basin with vanity unit, heated towel rail.

Bedroom Two

13' 4" x 12' 1" Including wardrobes (4.06m x 3.68m Including wardrobes)

Built in wardrobes to one wall providing hanging and shelving space and window to the front.

Bedroom Three

12' 4" x 10' 4" (3.76m x 3.15m)

With window to the rear overlooking garden.

Bedroom Four

10' 5" x 9' (3.17m x 2.74m)

Window to the rear overlooking garden.

Family Bathroom

Fitted with bath with shower over, wash hand basin, low level WC, door through to airing cupboard, window to the rear.

Outside

Front Of Property

To the front of the property there is a driveway providing off road parking with garden to the side, with gated side access either side.

Rear Garden

Enclosed rear garden laid to lawn with patio area, garden shed, shrubs and borders. Has an outside storage cupboard and double external PowerPoint.

Shortened Garage

9' 10" x 8' (3.00m x 2.44m)

With up and over door suitable for storage.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: Council Tax
 Awaited Band: E

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Tenure: Freehold



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