



Quebec Close, Smallfield, RH6 9QY

Guide Price £575,000 - £600,000



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## Quebec Close, Smallfield, RH6 9QY

An opportunity to purchase a detached 4/5-bedroom family home with off-road parking for 2 cars. Recently upgraded kitchen/diner, all-year-round conservatory and an attractive rear garden which is not overlooked, providing fantastic entertaining space both inside and out. Positioned in a cul-de-sac in the popular Smallfield area.

Approaching the property there is an area of lawn to the right together with off-road parking for 2 cars. Upon entering the house there is a cloakroom and stairs to the left, living room to the right opening into the conservatory, kitchen/diner ahead and leading on to the utility room with the additional reception room/bedroom 5 beyond.

The kitchen/diner has the wow factor having recently been upgraded. The dining area is a good size presently with a dining table and space for 6-8 dining chairs. Its position, as part of the kitchen and between the living room and conservatory, makes it ideal for both relaxing and entertaining. There is a large breakfast bar with room for 3 bar stools on one side with additional storage on the other side. Integrated items include a fridge, a freezer and a dishwasher. Presently there is a range cooker with an electric induction hob with 4 burners and a heating plate together with 2 electric ovens and a grill.

In the utility room there is space and plumbing for a washing machine and a tumble drier. There is a window and a door into the rear garden ideal for going to and for with children and dogs too. From here there is a door into the converted garage which provides an additional reception room. This can be used as a family/playroom or as an office, making it ideal for those working from home.



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According to individual requirements, it could also be used to create bedroom 5. Similarly, the current utility room could be re-purposed to provide a kitchenette.

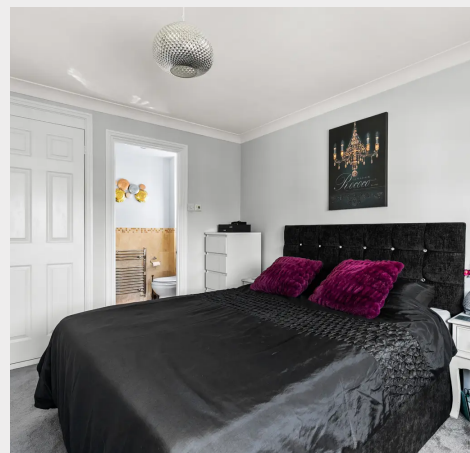
Stairs from the entrance hall lead to the landing, where there is access to the loft which has a light and is part boarded.

The master bedroom with en-suite is to the front of the property. It is a generously proportioned room presently with a king size bed and room for additional furniture. A real plus with this property is the built-in wardrobes in all four bedrooms. Bedroom 2 is again a large double with a double built-in wardrobe and overlooks the rear garden. Bedroom 3 is a good size single also to the rear and again with a double built-in wardrobe. Bedroom 4 is a single, this time to the front of the house and with a single built-in wardrobe. The family bathroom has a white suite comprising a bath with shower above with feature mid-way taps, a WC and a wash hand basin.

Outside:

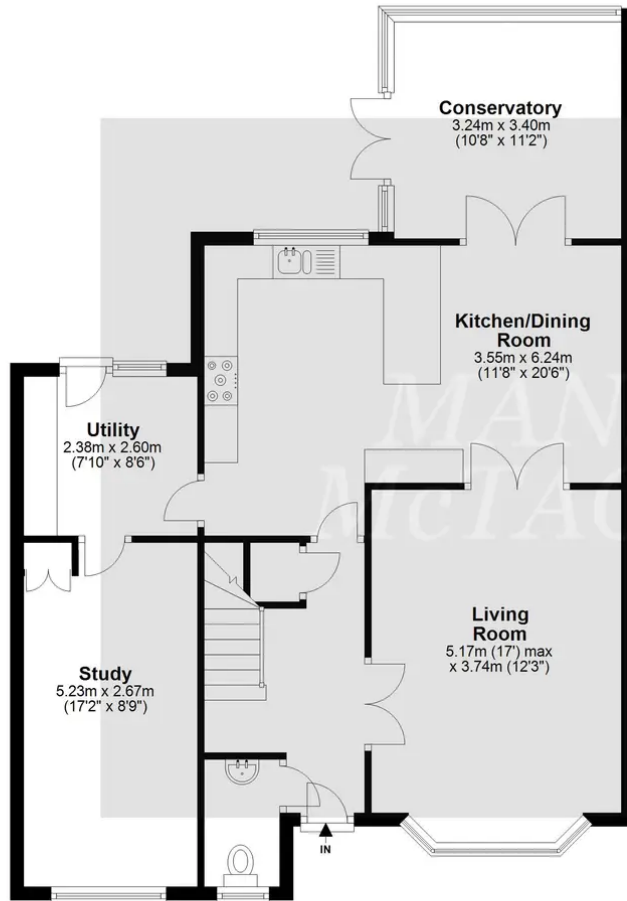
The rear garden is not overlooked and has an L-shaped terrace running alongside the property with double doors from the conservatory, together with another door from the utility room, opening onto it. Towards the rear left-hand boundary there is an area of decking together with an area of lawn. It is fully fenced making it both safe for children and pet friendly. All ideal for friends and family to enjoy a summertime BBQ or simply to relax together.

Council Tax band: F//Tenure: Freehold



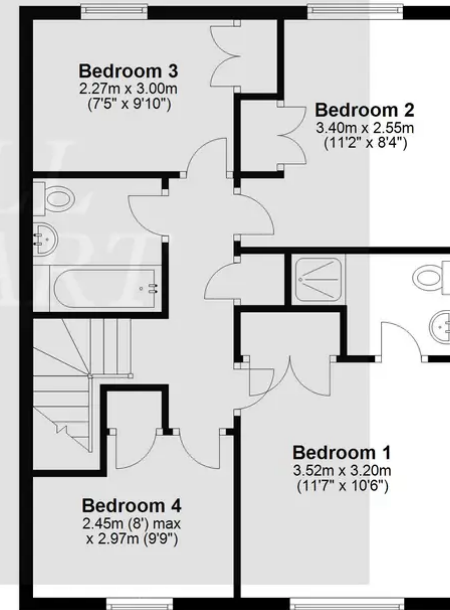
### Ground Floor

Approx. 86.9 sq. metres (935.7 sq. feet)



### First Floor

Approx. 54.4 sq. metres (585.8 sq. feet)



Total area: approx. 141.3 sq. metres (1521.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Plan produced using PlanUp.

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