



Buttercup Close, East Leake



£375,000

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- MASTER WITH EN-SUITE
- MULTIPLE UPGRADES
- FEATURE KITCHEN DINER
- NICELY SIZED GARDEN
- FREEHOLD
- EPC rating B



Exemplary presentation for this David Wilson four bedroom detached home which has had multiple upgrades at the time of purchase internally whilst externally the garden has had time to mature and benefits from the addition of a summerhouse behind the garage.

The clever layout provides four good sized bedrooms, the master is of course en-suite and the full width kitchen diner has a separate utility room.

Initially on entry, the hall gives the first indication of the immaculate presentation that exists throughout the home, there is an inset mat followed by Amtico flooring in a timber pattern, a useful under stairs cupboard whilst the ground floor wc also has its own separate cupboard.

The lounge faces due east with an attractive double glazed bay window, pleasant tonal decor and two radiators.

The feature full width kitchen diner is particularly spacious and split in to two distinct areas and is where further upgrades become apparent, whereby there is granite work surfaces with integrated sink unit, a six ring gas hob with separate double oven and grill, integrated fridge freezer and dishwasher. The luxury vinyl flooring continues through to the dining section and here there is a pair of double glazed doors out to the garden whilst the separate utility room has space for two appliances with plumbing for a washing machine. One of the eye level cupboards discreetly houses the Ideal logic combination central heating



At first floor, the landing of this David Wilson design generates a double doored storage cupboard. The main bedroom faces due east above the lounge with built in wardrobes with opaque glass sliding doors with rail and shelving within and the en-suite has a mains shower within its cubicle. Dual voltage electric shaver point and ladder design centrally heated towel rail.

Bedroom two has a built in double wardrobe which faces due west with a view over the garden, bedroom three is adjacent which also has a useful recess for a wardrobe. Bedroom four at the front is a good sized fourth and is ideal perhaps for those working from home as well as a child's bedroom.

Finally the bathroom has an Aqualisa electric shower over the bath and once more the splashbacks compliment the design.

Outside at the front a paved path leads to the front entrance door and there is lawn and maturing shrubs fronting the pavement. To the left hand elevation, the driveway provides off road parking for at least two vehicles, the detached garage has power and light with side pedestrian access and up and over main door. At the rear there's a full width paved patio beyond the dining section, paving leads to the side door of the garage, the remainder of the garden is laid to lawn with maturing borders to the top left hand corner is a raised decked area and the summerhouse.

The David Wilson estate has proved to be a particularly popular one and this design is rare with only five being constructed on the site.

To find the property, from East Leake village centre proceed on Main Street heading towards Costock along Costock Road where you should take the fourth turning on the right hand side into Cornflower Way proceeding to the very top of the development, forking left at the green and immediately right into Buttercup Close where the property is situated on the right hand side as identified by the agent's 'For Sale' board.



HALL 4.30m x 1.47m (14'1" x 4'10")

LOUNGE 5.47m (Into Bay) x 3.38m (17'11" x 11'1")

KITCHEN DINER 5.99m x 3.74m (19'8" x 12'4")

UTILITY ROOM 1.60m x 1.45m (5'2" x 4'10")

GROUND FLOOR WC 1.42m x 0.98m (4'8" x 3'2")

BEDROOM ONE 3.72m x 3.23m (12'2" x 10'7")

EN-SUITE 2.14m x 1.65m (7'0" x 5'5")

BEDROOM TWO 3.33m x 2.60m (10'11" x 8'6")

BEDROOM THREE 3.28m x 2.28m (10'10" x 7'6")

BEDROOM FOUR 3.26m x 2.18m (10'8" x 7'2")

BATHROOM 2.14m x 1.72m (7'0" x 5'7")





SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Rushcliffe Borough Council - Tax Band E. There is an annual service charge for the estate of approx £190 per annum. (TBC)

DISCLAIMER

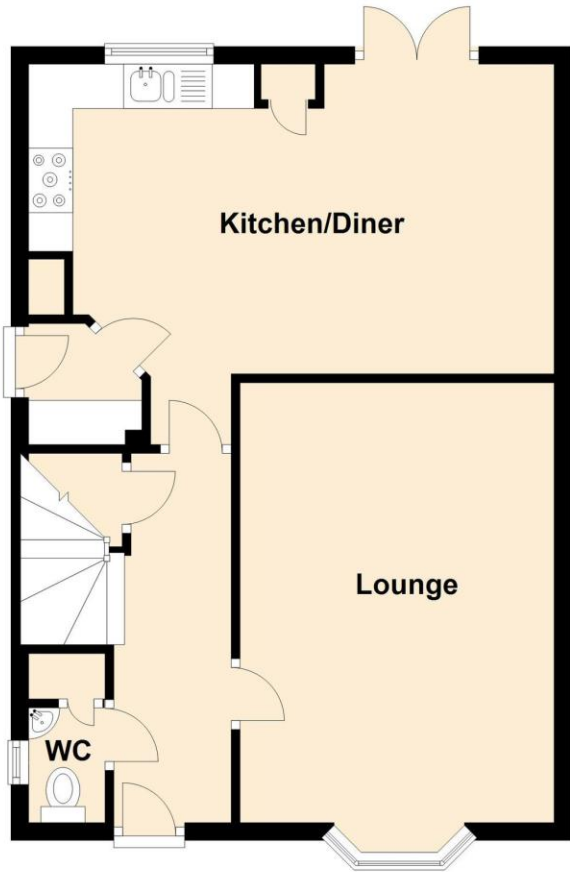
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

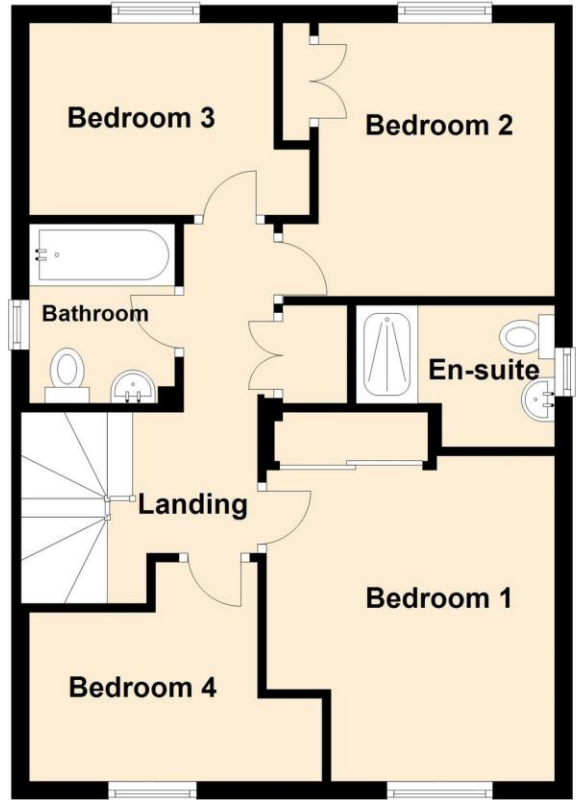
Ground Floor

Approx. 51.1 sq. metres (549.7 sq. feet)



First Floor

Approx. 50.9 sq. metres (548.1 sq. feet)



Total area: approx. 102.0 sq. metres (1097.8 sq. feet)





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