



Willow House, Willow House,
4 Laburnum Close,
Stoke Golding,
CV13 6IP



£495,000

GENERAL

A superb contemporary house on a small exclusive development in a central village location. The property is one of five houses located on this small development by Cartwright Homes. The house has been significantly upgraded from the original specification with beautiful engineered oak parquet flooring in the reception rooms, a wonderful living kitchen with quartz work surfaces and French doors opening onto the garden. The sitting room, home office and utility complete the ground floor accommodation. On the first floor there are four bedrooms, with an en-suite to the master bedroom and a luxurious family bathroom. There is underfloor heating on the ground floor, with individual room controls which, as well as creating a comfortable living environment, gives the purchaser complete flexibility as to how the space is organised.



LOCATION

Laburnum Close is located in the highly desirable village of Stoke Golding, the birth place of the Tudor dynasty! It is close to the bustling town of Hinckley which provides a wide variety of amenities including shops, banks, restaurants, doctors, schools etc. Stoke Golding itself has a impressive church, three public houses, village hall, primary school and various sports clubs. There is a bus service to Hinckley and excellent road links to the A5/M69/M1/M6/M42 and rail services from both Hinckley and Nuneaton.

THE HOUSE

The accommodation is arranged over two floors as follows. Canopied porch and front door into reception hall.

ENTRANCE HALL

An impressive introduction to the house. There is a staircase with oak hand rail rising to the first floor, an oak parquet floor, part panelled walls, understairs storage cupboard and doors leading to the reception rooms.

SITTING ROOM

16'11 x 10'01
A lovely room with continuous oak parquet flooring from the hallway and window to the front.

DINING KITCHEN

24'03 x 10'01
A wonderful living space which is very much the heart of the house. The kitchen area is fitted with a fashionable range of Navy and Grey wall and base units with polished quartz working surfaces over. Inset one and a half bowl sink unit with mixer tap

including a spray hose. Integrated appliances include an "Electrolux" wall mounted double oven, five burner gas hob with extractor over, "Bloomberg" fridge freezer and "Bosch" dishwasher. French doors open from the dining area to the garden.

CLOAKROOM

With a low flush lavatory, wash hand basin set in vanity unit, part panelled walls and tiled flooring.

HOME OFFICE

With window to the front and oak parquet flooring.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the galleried landing.

GALLERIED LANDING

Airing cupboard housing the hot water system, attic hatch, doors to the bedrooms and family bathroom.

BEDROOM ONE

11'10 x 11'03
With window to the front, fitted wardrobes, central heating radiator and door to the en-suite.

EN-SUITE SHOWER ROOM

White suite comprising a corner shower enclosure, low-level lavatory, wash hand basin inset on vanity unit recessed spotlights to ceiling, part tiled walls, tiled floor, chrome ladder style towel rail.

BEDROOM TWO

9'10 x 8'09
With window to the rear, fitted wardrobes and central heating radiator.

BEDROOM THREE

10'04 x 8'07
With window to the rear and central heating radiator.

BEDROOM FOUR

9'10 x 6'06
With window to the front and central heating radiator.

BATHROOM

Suite comprising a panelled bath with shower over and shower screen, low-level lavatory, wash hand basin set in vanity unit, tiling to the floor, part tiled walls, chrome ladder style towel rail.

OUTSIDE

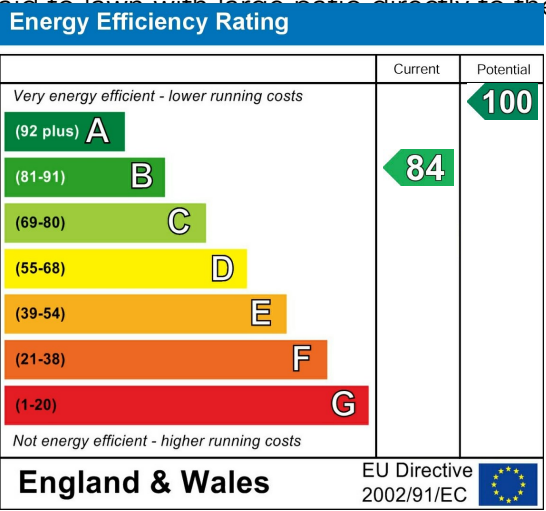
There are both front and rear gardens. To the front there is a block paved path leading to the front door, block paved driveway in front of the GARAGE and paved access to the side. Gated access to the rear garden. The main rear garden is mainly laid to lawn with large patio directly to the rear of the house. The rear garden borders

COUNCIL

Hinckley

PLEASE

Probate



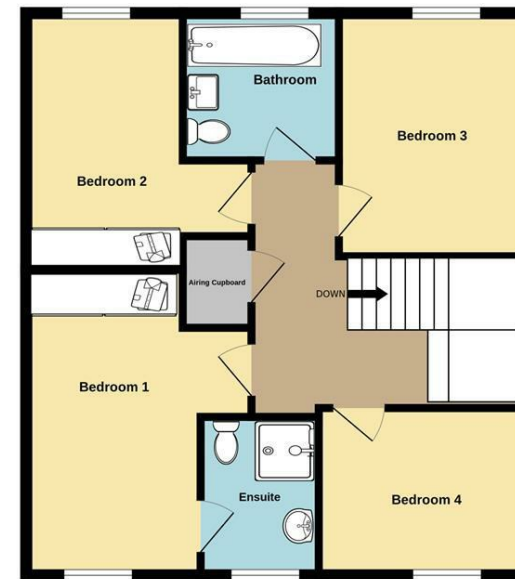




Ground Floor



1st Floor



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