



## Albemarle Link

Beaulieu Park, CM1 6AH

**Guide Price £480,000**

Freehold  
Tax Band:



Offering FOUR GOOD-SIZED BEDROOMS with an EN SUITE & DRESSING ROOM to the master bed, is this spacious family home, for sale with NO ONWARD CHAIN and ideally located on the sought-after Beaulieu Park Development, within a short walk to local schools, shops and the estate's upcoming mainline train station! Further offering an entrance hall & cloakroom, spacious lounge, fitted kitchen, fitted bathroom, DETACHED GARAGE & DRIVEWAY PARKING, and enclosed rear garden. Contact Beaulieu's most local agent, Hamilton Piers, to view!



# Albemarle Link, Beaulieu Park, CM1 6AH

## Ground Floor:

### Entrance Hall:

Composite entrance door to front and side, door to cloakroom, kitchen, lounge diner, cupboard, stairs to first floor, tiled flooring.

### Cloakroom:

Low level W/C, pedestal hand wash basin, radiator, tiled flooring.

### Kitchen:

13'2" x 10'7" (4.01m x 3.23m)

Double glazed window to front, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated double oven, gas hob with extractor over, fridge freezer, washing machine, dishwasher, radiator, part tiled walls, tiled flooring.

### Lounge Diner:

19'3" x 15'9" > 11'7" (5.87m x 4.80m > 3.53m)

Double glazed windows to rear and side, french doors to rear, two radiators, fireplace.

## First Floor:

### Landing:

Doors to bedroom one, bedroom two, bedroom three, bedroom four, family bathroom, loft access, cupboard.

### Bedroom One:

11'6" x 11'1" (3.51m x 3.38m)

Double glazed window to rear, entrance to dressing room, radiator.

### Dressing Room:

9'7" x 6'2" (2.92m x 1.88m)

Double glazed window to rear, door to en-suite, fitted wardrobes, radiator.

### En-Suite:

7' x 6'1" (2.13m x 1.85m)

Obscure double glazed window to front, fully tiled shower

cubicle, pedestal hand wash basin, low level W/C, radiator, part tiled walls.

### Bedroom Two:

11'10" x 9'9" (3.61m x 2.97m)

Double glazed window to front, fitted wardrobes, radiator.

### Bedroom Three:

12'1" > 9'6" x 11'1" (3.68m > 2.90m x 3.38m )

Double glazed window to front, radiator.

### Bedroom Four:

12'2" x 7'10" (3.71m x 2.39m)

Double glazed window to front, radiator.

### Family Bathroom:

7'7" x 6'9" (2.31m x 2.06m)

Panel bath with shower mixer tap, fully tiled shower cubicle, low level W/C, pedestal hand wash basin, radiator, part tiled walls.

### Exterior:

#### Rear Garden:

Paved patio to immediate rear, double gates to front driveway, door to garage also with up and over door, rest laid to lawn.

#### Frontage & Parking:

Driveway parking, path to front entrance door, rest laid to lawn.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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