



28 Great North Road AL8 7TJ
Guide Price £700,000



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Refurbished three/four bedroom detached chalet style family home situated on a corner plot close to Stanborough Park, schools and offering great access to road links.

This delightful family home has been thoughtfully extended and refurbished by the present owners, the accommodation is flexible, light and airy and briefly comprises of entrance porch, reception hall, refitted ground floor wc, living room with bay window, bedroom four/playroom, sitting room, dining room, a refitted kitchen with integrated appliances, gallery landing, three first floor bedrooms, one of which has an en-suite shower room, and a refitted four piece family bathroom with free standing bath. The house has been fully double glazed and has gas radiator central heating.

Outside there are good size private gardens to both the front and rear, the rear garden has gated access to the side, a detached brick built outhouse which could be converted into a home office or garden room, and a summer house. The front is mature and very private.

Early viewing of this delightful family home is strongly advised.











Entrance Porch

11'2 x 6

Part glazed entrance door to front, tiled floor, shelved recess, recessed down lights, door to rear garden and door to:

Reception Hall

11'2 x 15'7

Stairs to first floor with cupboard under, radiator, feature flooring, cloaks cupboard, central heating controls, door to:

Refitted Ground Floor Wc

Wc, pedestal wash hand basin, extractor fan, radiator, wood effect flooring.

Lounge

11'9 x 14'2

Double glazed bay window and Oriel window to front, radiator, wood effect flooring.

Sitting Room

10 x 9'11

Wood effect flooring, radiator, open plan to dining room/kitchen.

Playroom/Bedroom Four

11'9 x 10'10

Double glazed bay window to front, radiator, wood effect flooring.

Dining Room

11 x 12'7

Double glazed patio doors leading to the rear garden, radiator, wood effect flooring, breakfast bar, recessed down lights, open plan to kitchen.

Dual Aspect Refitted Kitchen/breakfast Room

11 x 12'2

Refitted with a range of "Shaker" style wall and base units, drawer units, tallboy cupboard, complimentary work surfaces and up stands, inset one and a half bowl enamel sink unit with mixer tap, integrated dishwasher and washing machine, microwave recess, space for "American" style fridge/freezer, space for range cooker with extractor hood over, breakfast bar, tiled floor, recessed down lights, upright radiator, double glazed windows to side and rear, opening to reception hall and dining room.

Gallery Landing

Doors to:

Bedroom One

11 x 15'9

Double glazed window to rear, radiator,

Bedroom Two

11'8 x 12'7

Double glazed window to front, radiator, access to loft, door to:

En-Suite Shower Room

Shower cubicle with folding door and rainfall shower, wash hand basin with mixer tap, dual flush wc, heated towel rail, extractor fan, wood effect flooring.

Bedroom Three

10'5 x 10'6

Double glazed window to side, radiator.

Refitted Four Piece Family Bathroom

10'4 x 10'1

Refitted suite comprising of free standing bath, double shower with glazed enclosure and rainfall and handheld showers, vanity wash hand basin with mixer tap and storage under, dual flush wc, complimentary wall and floor tiling, recessed down lights, heated towel rail, extractor fan, double glazed window to side.

Front Garden

A private enclosed garden with mature bushes and evergreens, this area offers great scope to provide private off street parking to part of the garden (Stpp)., gate to side and entrance door to front.

Low Maintenance Rear Garden

Designed with with easy maintenance in mind, mainly laid to lawn, flower and shrub beds, path leading to rear with raised patio area with summer house, detached brick built outhouse which could be converted to a home office/garden room or be used as garage/storage, water tap, double gates to side.



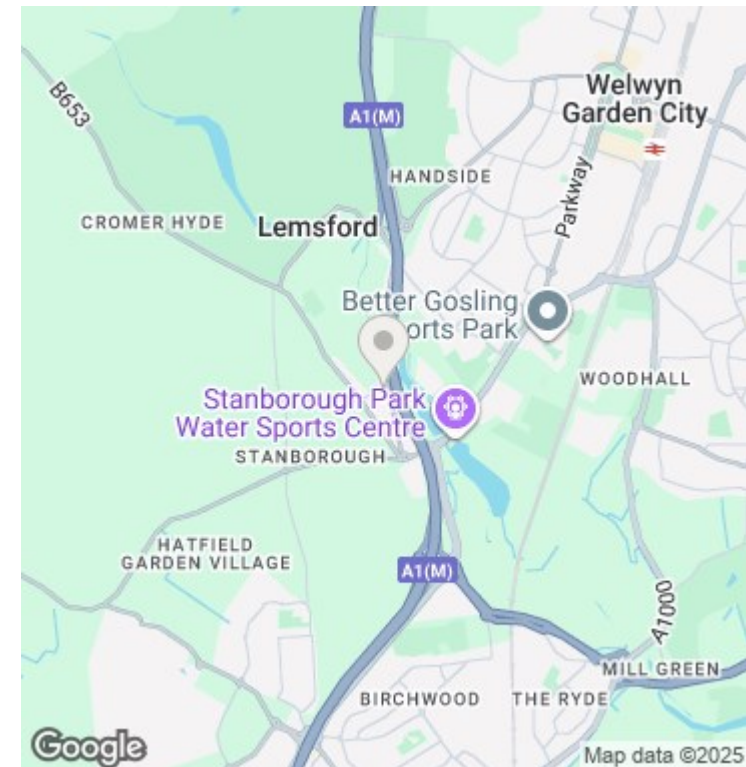
Total area: approx. 147.9 sq. metres (1592.5 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			74
			33

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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