



9 Smyth View SG18 8TZ
Guide Price £450,000



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Guide Price £450.000-£465.000

Situated in an enviable position on the ever popular "Kings Reach" development, with an open outlook this delightful family home is offered for sale chain free, with immediate vacant possession.

The property briefly comprises of a good size reception hall, cloakroom/wc, a dual aspect lounge with doors to the rear garden, a fabulous dual aspect kitchen/dining room with integrated appliances and matching utility room, gallery landing, master bedroom with built in wardrobes and an en-suite shower room/wc, three further bedrooms, all with built in wardrobes and a family bathroom.

Outside there is small garden to the front, the walled rear garden is a good size and has side access.

There is a private driveway leading to a detached garage with eaves storage at the foot of the garden.

Please call our sales team on 01438 748007 to arrange your viewing.











Gallery Hall:

Radiator, stairs to first floor with cupboard under, doors to:

Dual Aspect Lounge

19'7" x 11'3"

UPVC double glazed window to side with dual doors opening to garden, two radiators.

WC:

Low level WC, wash hand basin with mixer tap and radiator.

Dual Aspect Kitchen/Dining Room:

19'7" x 11'8"

UPVC double glazed window to front and dual aspect to side, fitted with a range of base and wall mounted units with complementary worksurface incorporating stainless steel sink with mixer tap and drainer, two built in ovens, built in dishwasher and washing machine, five ring gas hob, radiator.

Utility Room:

4'7" x 6'5"

Fitted with a range of wall mounted units with complementary worksurface and radiator.

Gallery Landing

Radiator, access to loft, cupboard and doors to:

Master Bedroom

10'11" x 11'6"

UPVC double glazed window to side, radiator and door to:

En-Suite

wash hand basin with mixer tap, walk in shower, low level WC and radiator.

Bedroom Two

9'8" x 11'5"

UPVC double glazed window to side, radiator and sliding door to wardrobe.

Bedroom Three

9'6" x 9'8"

UPVC double glazed window to side radiator and sliding door to wardrobe.

Bedroom Four

8'2" x 10'7"

UPVC double glazed window to front radiator and sliding door to wardrobe.

Family Bathroom

UPVC double glazed window to front, wash hand basin with mixer tap, bath with mixer tap and shower head above, low level WC.

Front Garden

Walled Rear Garden

Patio to immediate rear extending to a lawn, enclosed by a brick wall with gated access.

Private Driveway

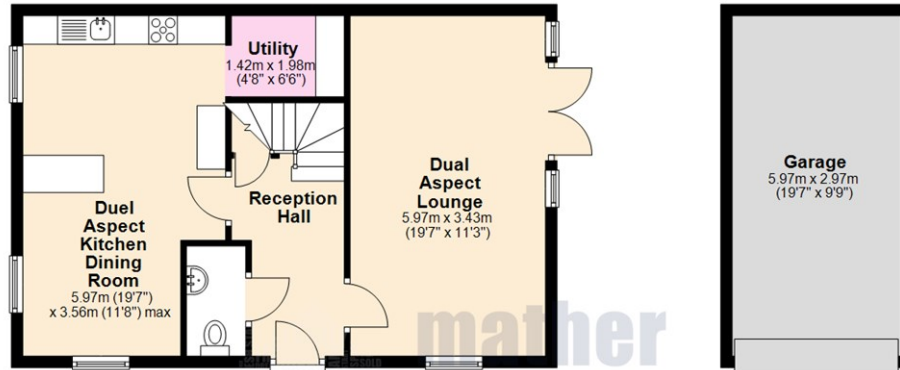
Private paved driveway for one car leading to the detached garage.

Detached Garage

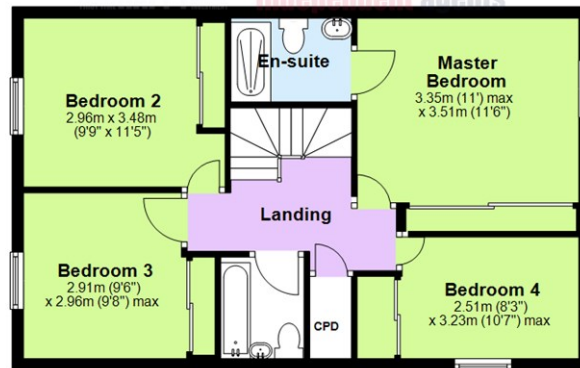
19'7" x 9'8"

With up and over door, power and light.

Ground Floor



First Floor



Total area: approx. 127.9 sq. metres (1376.6 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		93
(81-91) B	83	
(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

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



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. These particulars do not constitute part or all of an offer or contract.

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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