



**47 GORSE BANK ROAD | HALE BARNES**

**OFFERS IN THE REGION OF £1,150,000**

An individual detached family house with generous well appointed ground floor living space, principal en-suite bedroom, four further bedrooms and family bathroom/WC. Gas central heating and double glazing. Large landscaped gardens with paved terrace and barbecue area. Ample parking to the front.

POSTCODE: WA15 0BB

## DESCRIPTION

This exceptional detached family home has been re-modelled and extended to create ideally planned living space including a spacious through sitting room/dining room, separate family room, fitted breakfast kitchen, second kitchen/laundry room, shower room/WC and a superb full width conservatory to the rear with French windows opening onto the terrace and garden.

The location is ideal forming part of a favoured position surrounded by other substantial detached houses and well placed for access to the surrounding network of motorways and within the catchment area of highly regarded Elmridge Primary/Nursery School and St Ambrose Grammar School.

The interior is enhanced by marble tiling, recessed lighting, PVCu double glazing and gas central heating. The re-fitted kitchen incorporates integrated appliances and with ample space for dining. Beyond is the second kitchen/laundry room and shower room/WC. In addition there is a separate family room currently a TV lounge.

Unusually there are five bedrooms, the principal room featuring an en-suite shower room and re-fitted family bathroom/WC.

An additional feature is the considerably larger than average garden to the rear which includes a wide paved terrace with lawns beyond with toward the rear a second terrace and to one side a barbecue area complete with a masonry barbecue.

In conclusion a family home in an excellent location, tastefully presented and available with no onward chain.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

**21'3" x 6'0" (6.48m x 1.83m)**

Approached through a PVCu double glazed door in matching side screen. A bright entrance to the accommodation with the natural wood spindle balustrade staircase to one side and cupboard beneath. Marble tiled floor. Natural oak doors.

#### THROUGH SITTING ROOM

**33'6" x 11'6" reducing to 10'0" into the dining ar (10.21m x 3.51m reducing to 3.05m into the dining a)**

planned to incorporate:

#### SITTING AREA

**20'6" x 11'6" (6.25m x 3.51m)**

With a focal point of a contemporary marble fireplace with remote control living flame gas log fire.

#### DINING AREA

**13'0" x 10'0" (3.96m x 3.05m)**

With sliding double glazed windows opening into the conservatory. Wood flooring. Three wall light points.

#### CONSERVATORY

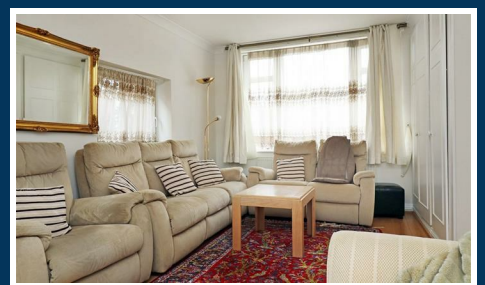
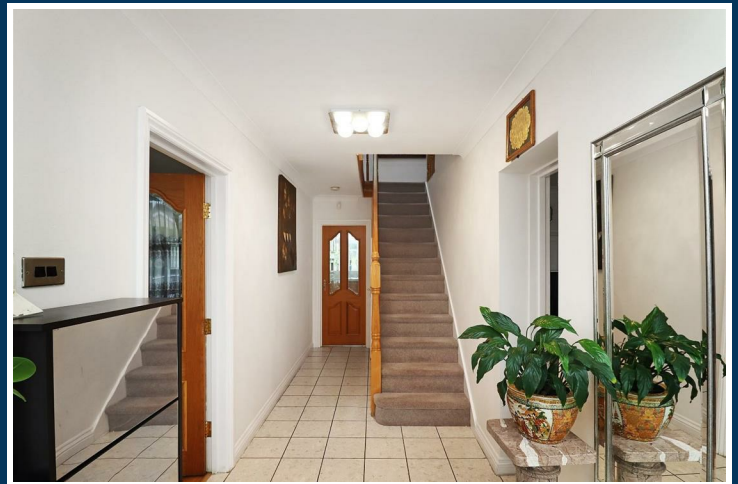
**27'6" x 14'9" overall (8.38m x 4.50m overall)**

A substantial additional living room, brick to the lower section, PVCu framed and double glazed above and with twin French windows opening onto the terrace and garden. Polished granite tiled floor. Electrically operated sun blinds for the summer period.

#### FAMILY ROOM/TV LOUNGE

**17'3" x 10'0" (5.26m x 3.05m)**

Built in cupboard. Wooden flooring.



## BREAKFAST ROOM/KITCHEN

15'0" x 12'6" widening to 15'3" (4.57m x 3.81m widening to 4.65m)

Fitted with a superb range of units with natural hardwood panelled doors and stainless steel handles beneath heat resistant work surfaces incorporating an inset stainless steel sink and integrated induction hob with extractor/light canopy above, built under stainless steel oven/grill, coffee maker and dishwasher. Matching wall cupboards and display cabinets and china rack. Recessed low voltage lighting. Tiled floor.

## LAUNDRY ROOM/2ND KITCHEN

10'0" x 5'0" (3.05m x 1.52m)

inset single drainer stainless steel sink to heat resistant work surface with cupboards beneath. Integrated gas hob with stainless steel extractor above and recess for washer. Fitted cupboards and drawers. Vaillant gas central heating boiler. Tiled floor. Access to:

## SHOWER ROOM

Tiled walls and floor and white/chrome suite including an enclosure with a thermostatic shower, pedestal wash basin and low level WC. Chrome heated towel rail. Wall mounted mirror.

## FIRST FLOOR

### PARTLY GALLERIED LANDING

### PRINCIPAL SUITE

### BEDROOM 1

18'0" x 10'0" (5.49m x 3.05m)

Including a full wall length range of wardrobes containing hanging rails and shelving, bedside cabinets and twin pedestal dressing table.

### EN-SUITE

Fully tiled walls and floor and white/chrome shower enclosure with a thermostatic shower, pedestal wash basin and low level WC. Chrome heated towel rail.

### BEDROOM 2

11'6" x 10'0" (3.51m x 3.05m)

Including five door fitted wardrobe containing hanging rails and shelving.

### BEDROOM 3

18'6" x 8'3" into the dormer window (5.64m x 2.51m into the dormer window)

Four length range of fitted wardrobes and display shelves.

### BEDROOM 4

12'3" x 10'3" (3.73m x 3.12m)

Five door fitted wardrobes.

### BEDROOM 5

11'6" x 7'0" (3.51m x 2.13m)

Fitted wardrobes.

## FAMILY BATHROOM

Fully tiled walls and floor and white suite including a Whirlpool panelled bath with mixer/shower fitting, pedestal wash basin, bidet and low level WC. Built in linen cupboard. Shaver point. Chrome heated towel rail.

## OUTSIDE

Parking for 2/3 cars within the block paved driveway.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

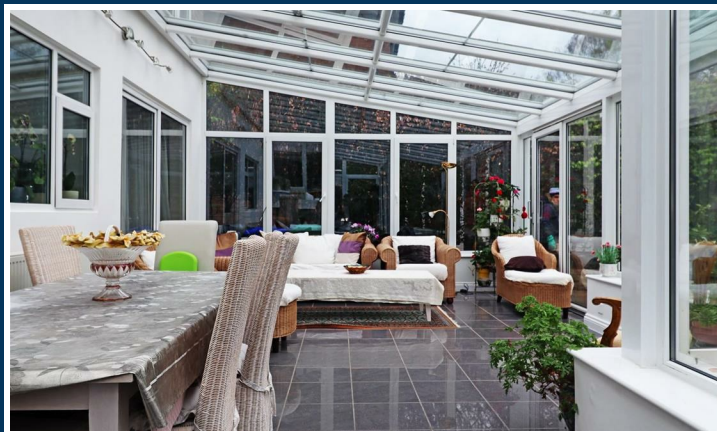
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

Band "F"

## NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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Floor Plans for Illustration Purposes Only



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