



5 RUSHEY CLOSE | HALE BARNES

OFFERS OVER £700,000

An individually designed double fronted detached bungalow positioned at the head of a highly favoured cul de sac with secluded gardens widening to the rear. The superbly proportioned accommodation briefly comprises enclosed porch, entrance hall, sitting room with feature fireplace, dining room with double opening doors to the fitted kitchen, morning room, conservatory, utility room, home office, primary bedroom with built-in wardrobes and modern shower room/WC. Three further bedrooms and bathroom/WC at first floor level. Gas fired central heating and PVCu double glazing. Attached garage and off road parking. Much further potential subject to approval.

POSTCODE: WA15 0RY

DESCRIPTION

This double fronted detached bungalow stands in an enviable position at the head of the cul de sac with tree lined grounds that widen considerably to the rear. The location is ideal being within the catchment area of highly regarded primary and secondary schools and close proximity to the revitalised village centre which includes Asda supermarket and Costa Coffee.

The property has been substantially extended and re-planned to create two reception rooms of generous proportions, four excellent double bedrooms and two bath/shower rooms. Gas fired central heating has been installed together with PVCu double glazing.

The well presented accommodation is approached beyond an enclosed porch and wide entrance hall which leads onto a superb sitting room with the focal point of a period style fireplace surround. The separate dining room is ideal for formal entertaining and opens onto the fitted kitchen through glazed doors. An adjacent morning room provides ample space for a breakfast table and the adjoining conservatory benefits from French windows to the stone paved rear terrace. There is also a useful utility room with access to the integral garage and spacious office which may prove invaluable for those who choose to work from home. Completing the ground floor is an excellent double bedroom with built-in wardrobes and fully tiled shower room/WC with modern white suite and chrome fittings.

At first floor level the eaves are utilised for storage and three double bedrooms are served by a bathroom/WC complete with separate shower enclosure.

Externally there is an integral garage and off road parking for several cars within the driveway.

Although obviously well cared for and ready for immediate occupation, surrounding properties have recently been updated and subsequently there is much further potential to create a contemporary detached house, subject to obtaining the relevant consent.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Leaded effect PVCu double glazed/panelled front door set within a matching surround. Tile effect flooring. Opaque glazed/panelled hardwood door with matching side-screens to:

ENTRANCE HALL

17'5" x 8'7" (5.31m x 2.62m)

Turned spindle balustrade staircase. Cloaks cupboard with hanging rail and shelving. Dado rail. Radiator.

SITTING ROOM

17'8" x 15'8" (5.38m x 4.78m)

Period style fireplace surround with flame/coal effect electric fire set upon a tiled hearth and flanked by leaded effect PVCu double glazed windows to the side. Leaded effect PVCu double glazed oriel bay window to the front. Leaded effect PVCu double glazed window to the side. Two wall light points. Coved cornice Two radiators.

DINING ROOM

13'3" x 13'2" (4.04m x 4.01m)

Leaded effect PVCu double glazed oriel bay window to the front. Coved cornice. Radiator. Double opening glazed doors to:

KITCHEN

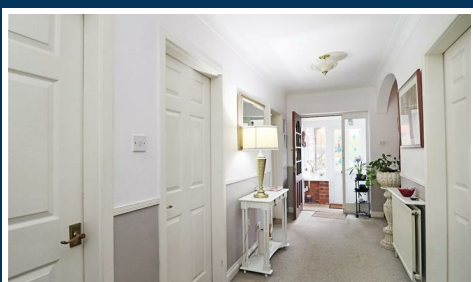
12'10" x 11'2" (3.91m x 3.40m)

Fitted with a range of matching wall and base units beneath heat resistant work surfaces and inset 1½ bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include a double electric oven/grill, four ring gas hob with extractor fan above, fridge and dishwasher. PVCu double glazed window to the rear. Tile effect flooring. Radiator. Archway to:

MORNING ROOM

11'10" x 8'10" (3.61m x 2.69m)

With the continuation of the tile effect flooring. PVCu double glazed window to the side. Radiator. PVCu double glazed doors to:



CONSERVATORY

11'8" x 9'8" (3.56m x 2.95m)

Brick to the lower section, PVCu framed and double glazed beneath a translucent roof. Matching French windows to the stone paved rear terrace. Tiled floor. Radiator.

UTILITY ROOM

8'10" x 3'2" (2.69m x 0.97m)

Wall mounted gas central heating boiler. Space for an automatic washing machine. Access to the integral garage.

OFFICE

12'6" x 7'10" (3.81m x 2.39m)

Tall PVCu double glazed window to the side. Coved cornice. Radiator.

BEDROOM ONE

14'8" x 12' (4.47m x 3.66m)

Full height built-in wardrobes containing hanging rails and shelving. PVCu double glazed window to the side. Radiator.

SHOWER ROOM/WC

7'4" x 7'4" (2.24m x 2.24m)

Fully tiled and fitted with a modern white/chrome semi recessed vanity wash basin with mixer tap and WC with concealed cistern. Wide enclosure with thermostatic shower. Matching wall mounted cabinet. Built-in airing cupboard with shelving. Opaque PVCu double glazed window to the rear. Extractor fan. Chrome heated towel rail.

FIRST FLOOR

LANDING

Sliding mirror fronted doors to storage/closet.

BEDROOM TWO

12'8" x 12'6" (3.86m x 3.81m)

Velux window. Radiator

BEDROOM THREE

12'8" x 11'2" (3.86m x 3.40m)

Velux window. Radiator

BEDROOM FOUR

12'8" x 12'10" (3.86m x 3.91m)

PVCu double glazed window to the side. Radiator

BATHROOM/WC

8'5 2 x 7'5" (2.57m 0.61m x 2.26m)

Fitted with a suite comprising panelled bath, pedestal wash basin and low-level WC. Tiled enclosure with electric shower. Opaque PVCu double glazed window to the rear. Tiled walls. Heated towel rail.

OUTSIDE

ATTACHED GARAGE

16'11" x 8'10" (5.16m x 2.69m)

Up and over door. PVCu double glazed window to the side. Light and power supplies.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

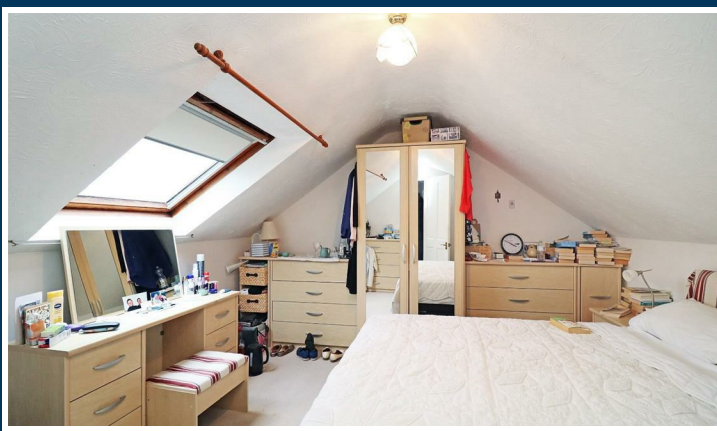
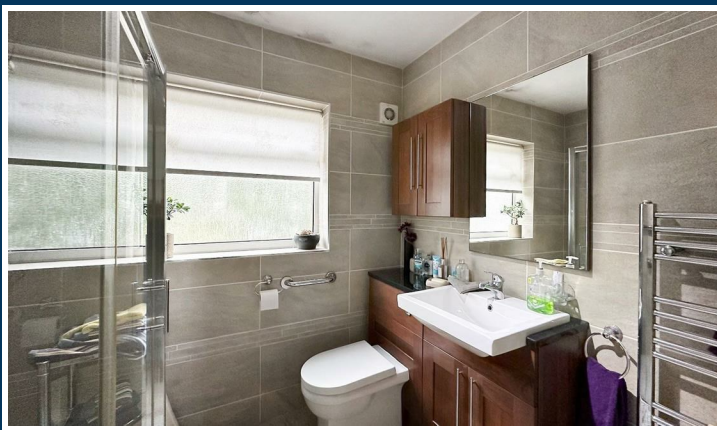
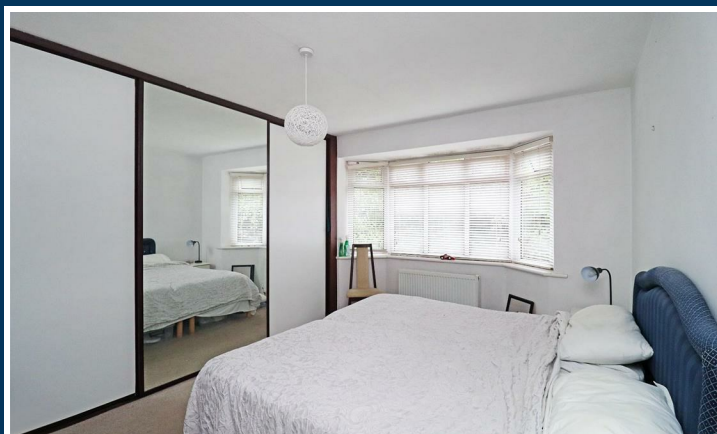
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

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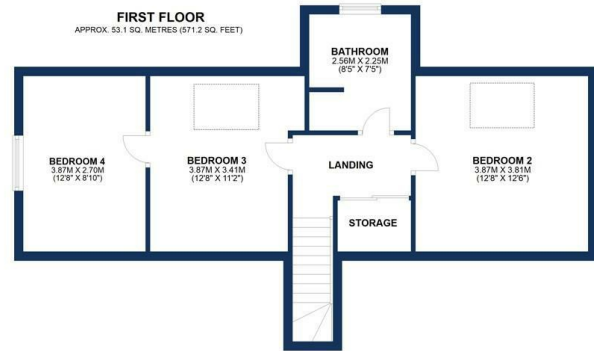
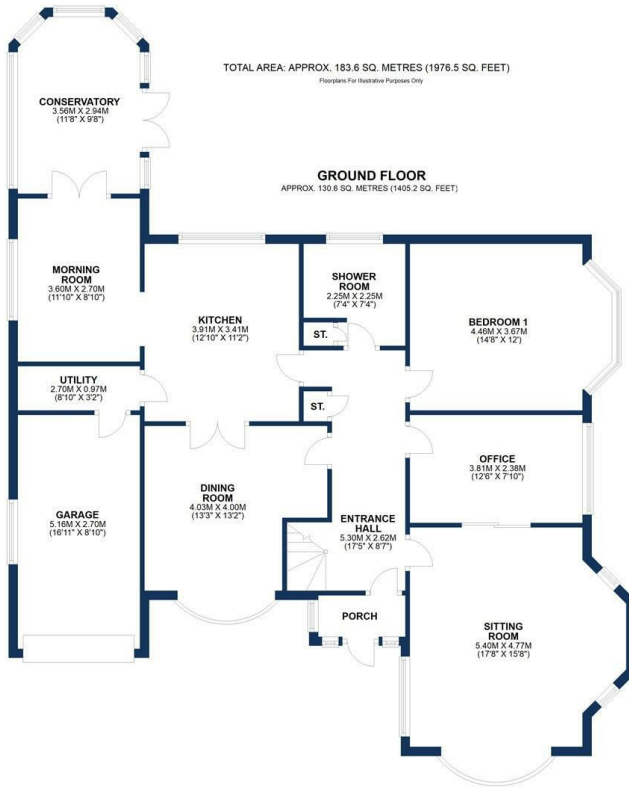
NOTE

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



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TOTAL AREA: APPROX. 183.6 SQ. METRES (1976.5 SQ. FEET)
Figures For Reference Purposes Only



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