



5 STANLEY COURT, PARKHAM, EX39 5FA

£545,000

An executive style 4 bedroom modern detached house situated on a select development of just 14 properties within the favoured village of Parkham, offering high quality accommodation including kitchen/dining room, lounge, snug & utility together with generous garden, double garage & 2 driveways.

Stanley Court is a select development of only 14 stylish homes, constructed by the reputable Pearce Homes. Located on the edge of this favoured village, the property enjoys pleasant views over adjoining countryside and is within walking distance of the local pub, The Bell Inn, village hall and local butchers, Honey & Sons.

No5 is a fantastic 4 bedroom home, offering spacious, light & airy accommodation with the principle living areas connecting seamlessly with the beautiful rear garden via bi-fold doors.

To the ground floor, a spacious and welcoming entrance hall leads off to all rooms, the kitchen/dining room fitted with a stylish range of cupboards & drawers and integral appliances of electric oven & induction hob, fridge/freezer and dishwasher; this is great social space further enhanced by a snug with double height ceiling and feature window.

In addition, the lounge is particularly well proportioned with a beamed fireplace providing a great focal point. The utility room, cloakroom/WC and useful storage are found to the front, away from the living areas.

The staircase with glazed half landing ascends to the first floor and each of the bedrooms, 3 of which being comfortable double rooms with the master having an en-suite & built-in wardrobes. The family bathroom comprises a white suite including bath with shower over and side screen.

To the outside, the level rear garden faces west and will be found with a large lawn and both patio and timber decking seating areas.

With a double garage and double driveway plus an additional drive to the right hand side of the property, there is parking in abundance - perfect for visiting friends & family.

Services: Mains electricity, water & drainage. Central heating via an air source heat pump. Underfloor heating to the ground floor.

Energy Performance Certificate: B (85)

Council Tax: BAND E (£2,849.55 per annum)



Approx. 35.8 sq. metres (385.2 sq. feet)

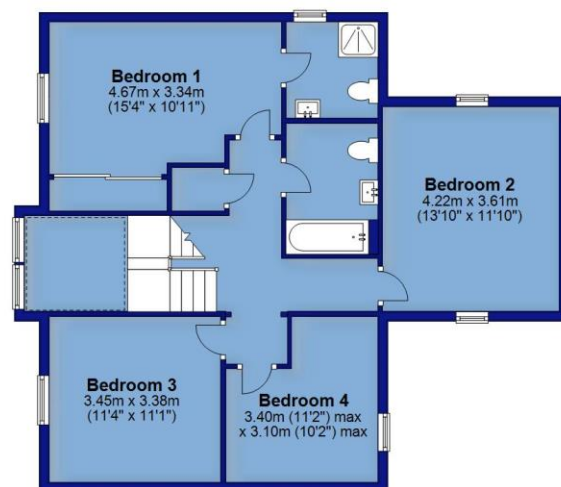
Ground Floor

Approx. 78.9 sq. metres (849.5 sq. feet)



First Floor

Approx. 86.8 sq. metres (934.7 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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