



Blackthorn Way

Measham

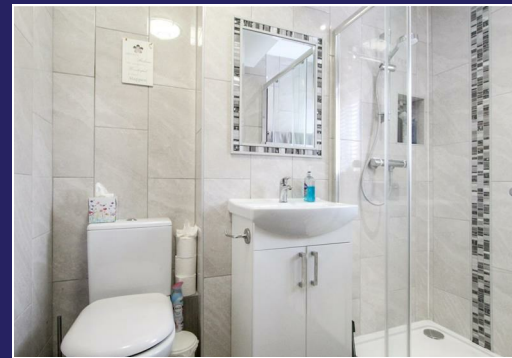
Asking Price £340,000



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Tenure
Freehold

Accommodation Details:

External and Approach

Located on the Orchard Way estate at the top end of Measham. This house is set back from the road with a detached garage along with parking on the private driveway for up to 5 vehicles.

Entrance Porch

8'4" x 3'6" (2.55 x 1.08)

You enter the property through a grey modern composite door with glass panels and silver furniture into a light and extended entrance hallway. This area has been decorated in soft grey tones to the walls along with mocha coloured carpets and leads off to a downstairs shower room, living room, kitchen, under stairs storage and reception room which would be ideal for a study or playroom. It is currently being used as a fifth bedroom.

Downstairs Shower Room

This room is located at the front of the property and is a recent addition to the house with floor to ceiling grey marble effect tiling. You will also find a dual flush WC, basin with built-in vanity cupboard and a freestanding shower cubicle with tiled shelving.

There is a small window with privacy glass and a blind with a spotlight over the shower, along with a main light to the ceiling.

The flooring in here is grey wood effect tiles. This is a very modern and useful space

Bedroom Five/ Study

11'6" x 11'2" (3.52 x 3.42)

This room is located at the front of the property, modern and light with a new addition in the shape of a bay window, overlooking the driveway. Decorated in soft grey with a wallpapered feature wall and grey carpets.

Living Room

16'2" x 11'1" (4.94 x 3.40)

Located at the rear of the property this room is light with double patio doors leading out to the conservatory with tasteful, neutral décor and an electric wall mounted fire.

Kitchen

12'1" x 11'8" (3.69 x 3.56)

A welcoming and open family space with stone tiled flooring, decorated in soft cream with country green tiles to the walls acting as splashback's. This modern kitchen has wood effect worktops along with wall and base

units in a matching cream with silver bar handles. This room has an integrated fridge and freezer, integrated dishwasher, built in wine fridge and it also comes with an Electrolux steam coffee maker, Electrolux oven, Electrolux microwave and Combi oven and a Zanussi induction hob and extractor fan in stainless steel. To the ceiling you have six spotlights. Current vendor has opened this space out, adding a very large and impressive, conservatory.

Utility Room

6'11" x 5'2" (2.11 x 1.60)

Following through from the kitchen with the units and worktops matching the kitchen space you find a small room with window to the side and plumbing for two appliances. Decorated in the same soft grey and with the flooring from the kitchen following through.

Conservatory

21'1" x 9'10" (6.45 x 3.02)

Located at the rear of the property and perfectly framing the garden. This is a wonderful space, allowing plenty of room for large dining table and chairs and a separate seating area with patio doors leading out to the garden. This is a usable space decorated in neutral tones and tasteful cream tiles to the floor. This room also benefits from underfloor heating.

Hall, Stairs and Landing

With a mocha coloured carpet, leading from the hallway up the stairs, you have neutral toned walls with white banisters and railings leading onto the landing. This area leads off to 4 bedrooms, an airing cupboard which has the controls for the boiler located in the loft space and family bathroom.

Bedroom One

12'1" x 9'10" (3.7 x 3)

Located at the rear of the property taking in the views over your garden. This room has a large window, allowing in plenty of light along with spotlights to the ceiling with natural tone textured carpets. This room has been decorated in a soft grey with mirrored, hardwood, built in wardrobes and entrance into the ensuite bathroom

Ensuite

6'6" x 5'10" (2 x 1.8)

A modern and well presented ensuite shower room with tile effect laminate flooring and floor to ceiling neutral toned panelled walls along with a window fitted with privacy glass. This room also has a freestanding corner shower cubicle with a dual flush WC and basin with built-in vanity unit along with glass shelf and mirror.

Bedroom Two

9'10" x 9'6" (3 x 2.9)

A large double bedroom located at the front of the property with a built in cupboard and large window. This room has been decorated with white walls and carpeted flooring.

Bedroom Three

11'1" x 8'6" (3.4 x 2.6)

This room is located at the front of the property with a large window overlooking the driveway. Soft Blue tones to the walls along with a double, fitted wardrobe and carpeted flooring.

Bedroom Four

9'10" x 8'10" (3 x 2.7)

This L-shaped bedroom is located at the rear of the property and is a very comfortable single bedroom with a large window. grey toned walls and carpeted flooring. This room also has access into the loft space which is part boarded and houses the Combi boiler.

Family Bathroom

6'6" x 5'6" (2 x 1.7)

Located at the rear of the property with a window allowing in plenty of light but also fitted with privacy glass. This room has been decorated with black and white tiling and lino flooring. There is a large P shaped bath with shower over and chrome mixer taps, a dual flush WC basin with fitted vanity unit and mixer tap along with a chrome heated towel rail.

Rear Garden

A north facing garden full of colour and maturity. With side access from the driveway and also access into the garage. There is a paved path from the patio doors which leads up to a raised patio in one corner and composite decking to the other side.

Local Authority & Council Tax Band

NWLDC

Band D

Post Code For Sat Navs

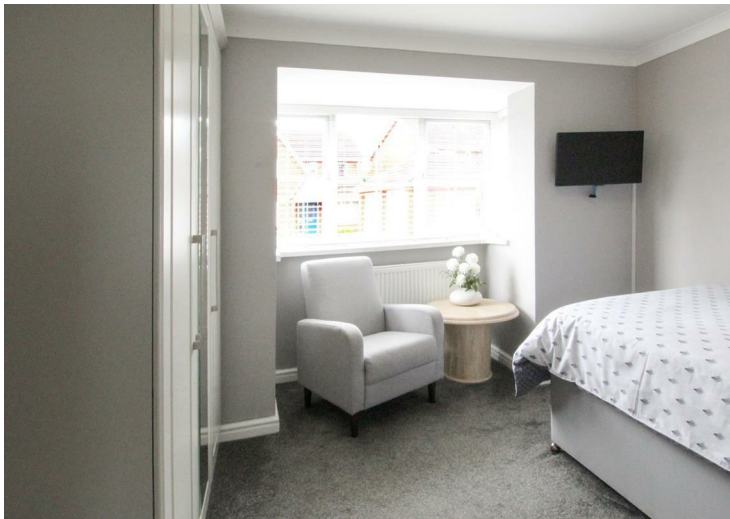
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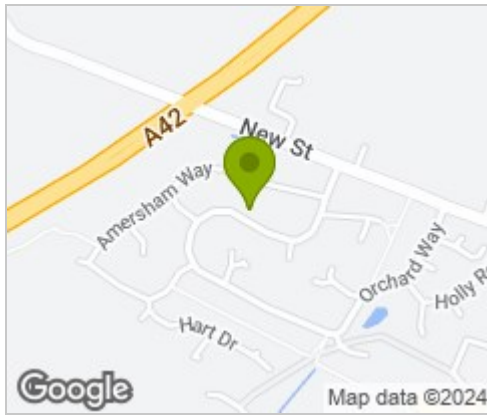
Out of Hours Contact Arrangements

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Property to Sell?

We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.





GROUND FLOOR
791 sq.ft. (73.5 sq.m.) approx.

1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 1275 sq.ft. (118.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax band: D. Tenure: Freehold

Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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	

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