





FABULOUS LOCATION WITH BEAUTIFUL GOLF COURSE VIEWS, THIS IS A DELIGHTFUL FOUR BEDROOM DETACHED HOME WITHIN WHEATLEY HILLS. This move in ready home is both immaculate and tastefully finished throughout. An early inspection of this house is recommended as the position on this quiet cul de sac is sure to impress all purchasers. A fantastic family home that briefly comprises of entrance hallway, open plan living kitchen/dining area, utility room, WC, stairs to the first floor landing, first floor lounge, family bathroom, three first floor bedrooms, stairs to the second floor master bedroom with dressing room/en-suite bathroom, front garden with driveway providing off street parking for two cars, integral single garage and superb landscaped rear garden with generous patio space. FANTASTIC VIEWS, SPACIOUS ACCOMMODATION AND A MUST SEE!



ENTRANCE HALL

7' 0" x 6' 8" (2.14m x 2.04m) A spacious entrance hallway that is accessed via the front facing door, front facing double glazed window, internal door to the kitchen/diner, radiator, laminate flooring and stairs to the first floor.

LIVING KITCHEN/DINER

12' 4" x 28' 6" (3.78m max x 8.70m max) Superb open plan entertaining space ideal for a family with front facing double glazed window, rear facing double glazed bi-folding doors to the patio, modern fitted kitchen with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer, four ring electric hob with extractor fan above, single electric oven, integrated microwave, integrated fridge/freezer, integrated dishwasher, laminate flooring, storage cupboard beneath the stairs, radiator and internal door to the utility room.

UTILITY ROOM

3' 4" x 7' 6" (1.03m x 2.30m) Useful utility area with further base level units, work surface, plumbing for a washing machine, door to the integral garage, door to the WC and rear facing double glazed window.

WC

6' 1" x 3' 8" (1.87m x 1.14m) Benefitting from a low flush WC, wash hand basin, partially tiled walls, radiator, extractor fan and rear facing double glazed frosted window.

STAIRS

Leading from the entrance hallway to the first floor landing.

FIRST FLOOR LANDING

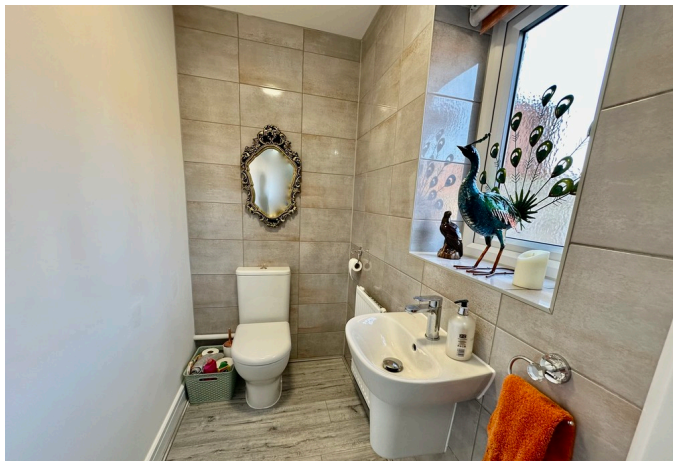
Providing access to three bedrooms, first floor lounge, bathroom and further stairs to the second floor master bedroom.



LOUNGE

9' 10" x 14' 4" (3.02m x 4.37m max) Overlooking the golf course via the front facing double glazed window, this versatile room could potentially be used as a further bedroom if required but is currently utilised as a sitting room with television point and radiator.







BEDROOM

8' 8" x 10' 2" (2.65m x 3.10m) Spacious double bedroom with fitted sliding wardrobes, rear facing double glazed window and a radiator.

BEDROOM

8' 8" x 9' 4" (2.65m x 2.85m) Further double bedroom with fitted wardrobes, front facing double glazed window and a radiator.

BEDROOM

10' 2" x 9' 5" (3.10m max x 2.89m max) Positioned at the rear of the house, an L-shaped room with rear facing double glazed window and a radiator.

BATHROOM

6' 10" x 6' 0" (2.09m x 1.83m) Nicely presented modern bathroom with three piece suite comprising of a low flush WC, wash hand basin, bath with shower attachment, shower screen mounted above, partially tiled walls, tiled flooring, mirrored cabinet, extractor fan, heated towel radiator and rear facing double glazed frosted window.

STAIRS

With front facing double glazed window and stairs leading from the first floor landing to the second floor master bedroom.

MASTER BEDROOM

12' 5" x 12' 5" (3.80m x 3.79m) Stunning master bedroom with two full length rear facing double glazed windows creating a beautiful bright bedroom space, open access to the built in wardrobe/storage, radiator and door to the dressing room.

DRESSING ROOM

9' 3" x 5' 6" (2.83m x 1.70m) Side facing double glazed window, open access to the en-suite bathroom and radiator.

ENSUITE BATHROOM

7' 1" x 6' 5" (2.17m x 1.97m) Lovely en-suite bathroom with separate shower cubicle including electric shower unit, low flush WC, wash hand basin, bath with shower attachment, tiled walls, tiled flooring and an extractor fan.

FRONT GARDEN & DRIVEWAY

Smaill lawned garden with mixed bushes/shrubs, open access to the driveway providing off street parking for two cars in front of the property and side access to the rear garden via a gate.

INTEGRAL SINGLE GARAGE

Single integral garage with up and over door, power points, lighting and internal door to the utility room.

REAR GARDEN

Fence enclosed rear garden, recently landscaped to provide a low maintenance garden with paved patio, feature rear paved patio, slate beds, lawned circle and mixed shrub beds.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: E

EPC RATING: B

**MANAGEMENT FEE APPROX £90 PER ANNUM
(PAYMENTS HAVE NOT COMMENCED YET)**

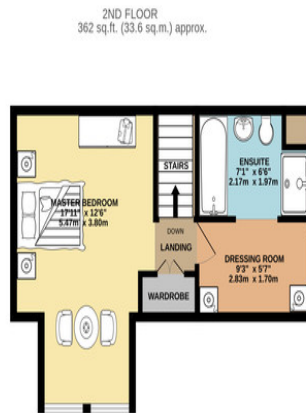
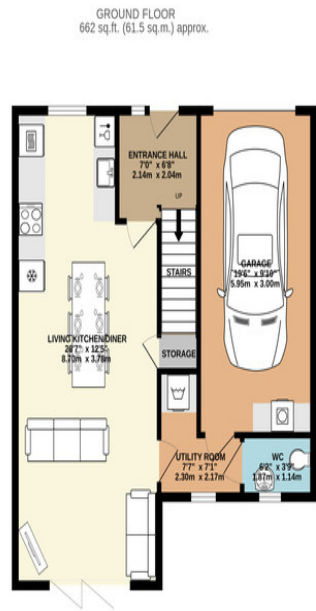
CENTRAL HEATING: GAS FIRED

INSTALLATION DATE: NEW 2022

LAST SERVICE: 2024

ELECTRICAL WIRING: NEW 2022

SERVICES: MAINS



TOTAL FLOOR AREA: 1620 sq.ft. (150.5 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 92 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |