



CHELFORD CLOSE, PENKRIDGE



## Ground Floor

### Entrance Porch

Enter via a timber/partly double glazed front door and having windows to the front, side and rear aspects, a central heating radiator, carpeted flooring, a pocket door opening to the downstairs WC and a door opening to the lounge/ dining room.

### Downstairs WC

Having an obscure window to the side aspect, a coved ceiling with a ceiling light point, a central heating towel rail, carpeted flooring, partly tiled walls, a WC and a wash hand basin with under-sink storage.

### Lounge

**21' 4" x 11' 8" (6.50m x 3.55m)**

Having a window to the front aspect overlooking the entrance porch, a coved ceiling with two ceiling light points, wall lighting, two central heating radiators, a gas fire with a fireplace surround, built-in storage and seating, carpeted flooring, decorative wooden features, a carpeted stairway leading to the first floor, a door opening to the kitchen/breakfast room and steps up to the dining room.

### Dining Room

**12' 4" x 8' 11" (3.76m x 2.72m)**

Having a uPVC/double glazed door to the rear aspect opening to the garden, two uPVC/double glazed windows to the rear aspect, a window to the side aspect, a ceiling light point, wall lighting, a central heating radiator and laminate flooring.

### Kitchen/Breakfast Room

**8' 10" x 10' 7" (2.69m x 3.22m)**

**4' 10" x 14' 5" (1.47m x 4.39m)**

Being fitted with a range of wall, base and drawer units with laminate worksurface over and having a uPVC/double glazed window to the rear aspect, ceiling light points, a central heating radiator, a stone, double bowl sink with a mixer tap fitted and a drainer unit, space for a range style oven/hob, tiled flooring, tiled splashbacks, a door opening to a pantry, decorative wooden features, a uPVC/double glazed door to the rear aspect opening to the garden and a door opening to the utility room.

### Utility Room

Having a base and wall cabinets, a ceiling light point, a central heating radiator, a stainless steel sink with a drainer unit, plumbing for a washing machine, vinyl flooring and door opening to the downstairs shower room and a storeroom.

### Downstairs Shower Room

Having a ceiling light point, a central heating towel rail, tiled flooring and a shower cubicle with an electric shower installed.

### Storeroom

Having a ceiling light point, base storage, shelving, the central heating boiler and a door opening to an additional, external storage area.

## First Floor

### Landing

Having a ceiling light point, access to the loft space, carpeted flooring, an airing cupboard, a double door storage cupboard and doors opening to the four bedrooms and the family bathroom.

### Bedroom One

**16' 11" max x 12' 3" (5.15m max x 3.73m)**

Having two uPVC/double glazed windows to the front aspect, a coved ceiling with three ceiling light points, two central heating radiators, fitted wardrobes, carpeted flooring and a concealed door to an en-suite shower room.

### En-suite Shower Room

Having two ceiling light points, wall lighting, a central heating radiator, carpeted flooring, a wash hand basin with under-sink storage, additional storage, a shaver point, fully tiled walls and a glass shower cubicle with an electric shower installed.

### Bedroom Two

**19' 8" x 8' 0" (5.99m x 2.44m)**

Having two uPVC/double glazed windows one to the front aspect and one to the side aspect, two ceiling light points, a central heating radiator, carpeted flooring, a sink with under sink storage and additional storage cupboards.

### Bedroom Three

**16' 9" x 5' 11" (5.10m x 1.80m)**

Having a uPVC/double glazed window to the rear aspect, a coved ceiling with a ceiling light point, a central heating radiator and carpeted flooring.

### Bedroom Four

**9' 0" x 9' 1" (2.74m x 2.77m)**

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator and carpeted flooring.

### Family Bathroom

Having an obscured uPVC/double glazed window to the rear aspect, two ceiling light points, wall lighting a central heating towel rail, a WC, his and her wash hand basins with under sink storage, two shaver points, partly tiled walls, tiled flooring and a bath with a mixer tap fitted which has a hand-held shower head.

## Outside

### Front

Having a tarmac driveway suitable for parking multiple vehicles, a bin storage area, a storm porch, access to the garage, access to the storeroom, a low-level brick wall, low-level wooden fencing and various plants, shrubs and bushes.

### Rear

A large and private garden which is mainly lawn and has a patio area, security lighting and various trees, shrubs and bushes.

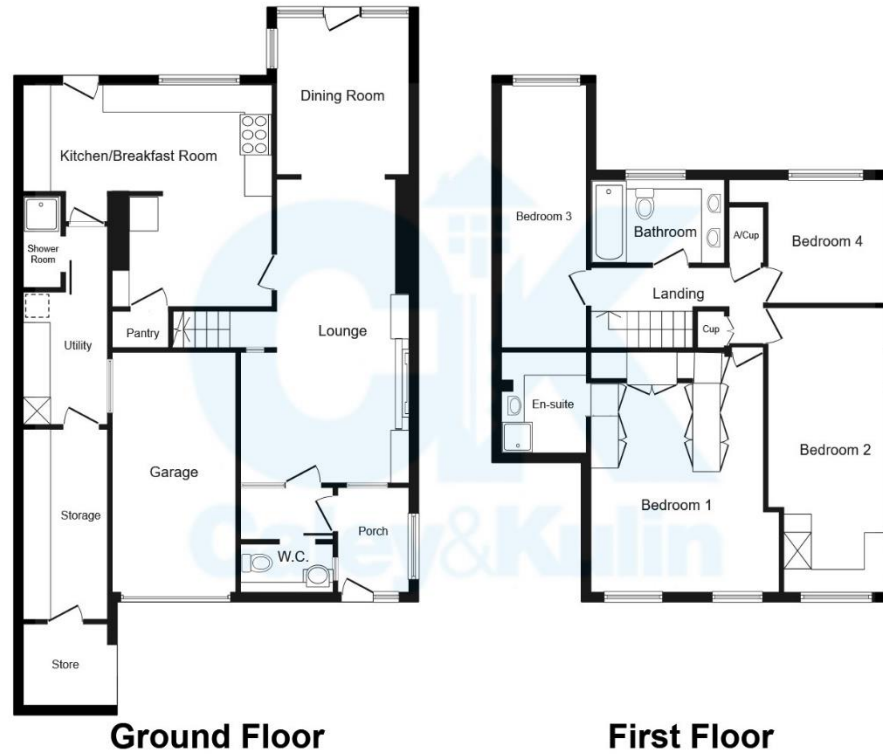








\* A spacious, detached, four-bedroom family home located in a very desirable area \*



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**Council Tax Band:** E

**EPC Rating:** Awaiting EPC

**Tenure:** Freehold

**Version:** CK1529/001



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