



The Haven Base Lane

Sandhurst, GL2 9NU

£625,000



Murdock & Wasley Estate Agents are thrilled to bring to the market this beautifully extended four double bedroom detached home, available for the first time since new in 2002. Nestled in the highly sought-after village of Sandhurst, this much-loved property offers far-reaching views and immaculate presentation throughout.

In terms of internal living space, on the ground floor we have: Entrance hallway, cloakroom/utility, study, lounge & OPEN PLAN Kitchen/Diner/Family Room. Upstairs are four double bedrooms, an en-suite & family bathroom.

Outside to the rear we have an enclosed garden along with a garage & driveway to side & front respectively.



Entrance Hallway 14'9 x 5'10 (4.50m x 1.78m)

Approached via double glazed front door, stairs leading to first floor with under stairs storage space, high quality flooring, wall mounted thermostat, recessed down light, power points, doors to cloakroom/utility, study, lounge & open plan kitchen/diner/family room.

Cloakroom/Utility Room 9'5 x 3'10 (2.87m x 1.17m)

Double glazed window to side, base level units with boiler below, low level wc & vanity wash hand basin, heated towel rail, partly tiled walls, storage cupboard, plumbing for washing machine, tiled flooring, extractor fan.

Lounge 16'9 x 13'2 (5.11m x 4.01m)

Double glazed windows to front, television point, radiator, timber fireplace with marble insets and open fire. Three wall light points with dimmer switches, power points.

Study 9'6 x 7'0 (2.90m x 2.13m)

Double glazed windows to front, radiator, power points, high quality flooring.

Open Plan Kitchen/Diner/Family Room 29'4 x 19'11 (8.94m x 6.07m)**Kitchen**

Double glazed windows to front, eye & base level units marble work tops, Belfast sink, electric double oven with separate induction hob & hood. Built-in dishwasher. Built-in fridge & freezer. Slide out pantry drawer and basket drawer. Inset ceiling spotlights, tiled flooring, partly tiled walls, power points.

Dining Area

Two radiators, power points, recessed down lights, high quality flooring.

Family Room

Two sets of Upvc double glazed french doors to side & rear, three Upvc double glazed windows, large ceiling roof lantern, recessed down lights, power points.

First Floor Landing 9'9 x 7'4 (2.97m x 2.24m)

Access to partly boarded via hatch, power point, airing cupboard, doors to all rooms.

Bedroom 1 15'1 x 12'11 (4.60m x 3.94m)

Double glazed windows to front, radiator, power points, door to:

En-Suite 6'9 x 6'1 (2.06m x 1.85m)

Double glazed frosted windows to side, shower cubicle, low level wc & pedestal wash hand basin, tiled flooring & walls, shaver point, recessed down lights.

Bedroom 2 10'10 x 9'6 (3.30m x 2.90m)

Double glazed windows to rear, radiator, power points.

Bedroom 3 11'5 x 10'1 (3.48m x 3.07m)

Double glazed windows to rear, radiator, power points.

Bedroom 4 12'2 x 9'5 (3.71m x 2.87m)

Double glazed windows to front, radiator, power points.

Bathroom 7'7 x 6'8 (2.31m x 2.03m)

Double glazed windows to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, tiled flooring, partly tiled walls, shaver point, heated towel rail.

Rear Garden

An enclosed paved terrace with lawns and second area of terrace with gravel path between mature bed borders and bushes. Concealed area to the side, Ideal for storage. Timber garden shed. Second garden shed behind the garage. Enclosed by close boarded fencing. Outside light.

Garage

Up and over door to the front. Currently used as storage with partial divide to second area used as a gym with a window and door to garden.

Tenure

Freehold.

Local Authority

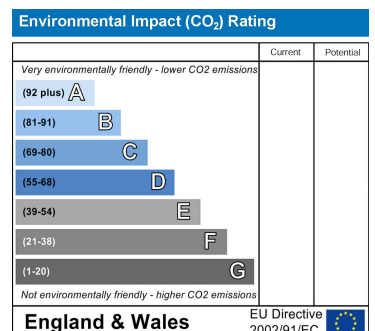
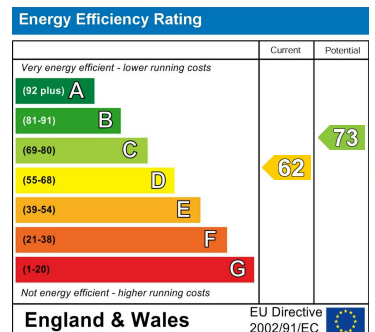
Tewkesbury Borough Council- Band F

Services

Mains water, electricity, drainage & oil.

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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