

## DESCRIPTION

\*\*\* PERFECT FOR FAMILIES - FOUR DOUBLE BEDROOMS - LARGE DRIVEWAY AND GARDEN \*\*\*

Nestled in the highly desirable area of Ightenhill, this stunning four-bedroom detached property is the epitome of modern living. Boasting a comprehensive refurbishment, the home features a new roof, full rewire, new gas central heating system, and underfloor heating in the first floor bathrooms for optimal comfort.

The ground floor welcomes you with elegant new herringbone wood flooring, leading to a spacious living area and a contemporary kitchen with an adjoining brand new utility room. A convenient downstairs toilet adds to the practicality of the layout.

Upstairs, the property comprises four generously sized bedrooms, each designed for comfort and relaxation. The master bedroom benefits from a stylish ensuite, while the remaining bedrooms share a sleek, modern family bathroom. Plush new carpets add a touch of luxury throughout the upper level.

The large garage offers ample storage or potential for a workshop space, enhancing the versatility of the home. The property sits on a generous corner garden plot, ideal for outdoor activities and family gatherings. Additionally, a large driveway offers ample parking space for multiple cars, making this home as practical as it is beautiful. This fully refurbished property combines modern conveniences with elegant design, making it the perfect place to call home.

With its high-end finishes and prime location, this impeccable home is perfect for families seeking a blend of luxury and convenience in Ightenhill. Don't miss the opportunity to make this exceptional property your own.





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## **Porch**

With ceramic floor tiles, exposed brick walls and access through to the main entrance hallway.

## **Entrance Hallway**

With newly installed herringbone wooden flooring, spotlights, a radiator and access to the useful storage cupboard.

## **W.C.**

A vanity sink with chrome tap, an LED mirror, fully tiled walls, ceramic floor tiles, under sink storage and a push button toilet.

## **Utility Room 7'9" x 8'3"**

A fully refurbished utility room with ceramic floor tiles, plumbing for a washing machine and dryer, inset sink with black mixer tap, electrical sockets, radiator, frosted uPVC door leading to the garden and a uPVC window.

## **Living Room 13'4" x 17'7"**

With dual aspect uPVC windows, spotlights, TV point, radiator and doors leading through to the kitchen.

## **Study 10'7" x 8'9"**

With brand new wooden herringbone floorings, a uPVC window, radiator and spotlights.

## **Dining Kitchen 27'0" x 17'10"**

A mixture of walls and base units, work surfaces, space for a double fridge/ freezer, spotlights, tiled flooring, freestanding gas cooker, integrated dishwasher, overhead extractor point, tiled splash back, 2x black vertical panel radiator, space for a dining table, uPVC windows and double uPVC doors leading to the garden.

## **Landing 13'10" x 9'1"**

With open balustrade staircase, fitted carpet, spotlights, access to the loft and an amber globe build pendant chandelier.

## **Bedroom One 13'4" x 17'3"**

A room of double proportions with two large built-in storage cupboards, fitted carpet, spotlights, 2x uPVC windows, a vertical panel radiator,

## **En-suite 7'9" x 8'5"**

With partially tiled walls, a chrome towel radiator, a frosted uPVC window, push button toilet, shaving plug, inset sink with mixer tap, vanity storage and a large walk in shower cubicle with mains fed shower, .

## **Bedroom Two 13'4" x 11'5"**

Another room of double proportions with fitted carpet, radiator, uPVC window and spotlights.

## **Bedroom Three 10'5" x 10'2"**

Another room of double proportions with a radiator, uPVC window, loft hatch and fitted carpet.

## **Bedroom Four 10'8" x 8'11"**

Another room of double proportions with spotlights, fitted carpet, radiator and a uPVC window.

## **Family Bathroom 7'9" x 8'2"**

A four piece bathroom suite with tiled flooring, partially tiled walls, inset sink with chrome mixer tap, push button toilet, frosted uPVC window, spotlights, panelled bathtub with mixer tap, walk in shower cubicle and a chrome towel radiator.

## **Garage 16'11" x 17'3"**

With an electric up and over door.

### **External**

To the front of the property, a spacious tarmac driveway leads to a generous lawn area, providing ample parking and curb appeal.

To the rear, you'll find a beautifully designed patio area with Indian stone flags, perfect for outdoor entertaining. This opens up to a large wrap-around garden, predominantly laid to lawn, offering plenty of space for relaxation and recreation. The rear garden also features an outdoor water tap, fenced boundaries, side access, and electrical points, enhancing its functionality and convenience.

### **Consumer Protection Regs**

To comply with Consumer Protection Regulations we have been advised by our vendors on the following information:

The tenure of this property is 'freehold' and the Council Tax Band is 'E'

Parking - Driveway

Rights and easements – Unknown by vendor

Restrictions – Unknown by vendor

Building safety – no visible risks

Accessibility/Adaptations – No adaptations made

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission – unknown by vendor

Flood Risk - Low

Coalfield or mining area - Unknown by vendor

### **Disclaimer**

Disclaimer- All descriptions advertised digitally or printed in regards to this property are the opinions of Fardella & Bell Estate Agents. and their employees with any additional information advised by the seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Fardella & Bell Estate Agents and no warranty can be given or implied as to their working order

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### **Viewings on Brochure**

Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.

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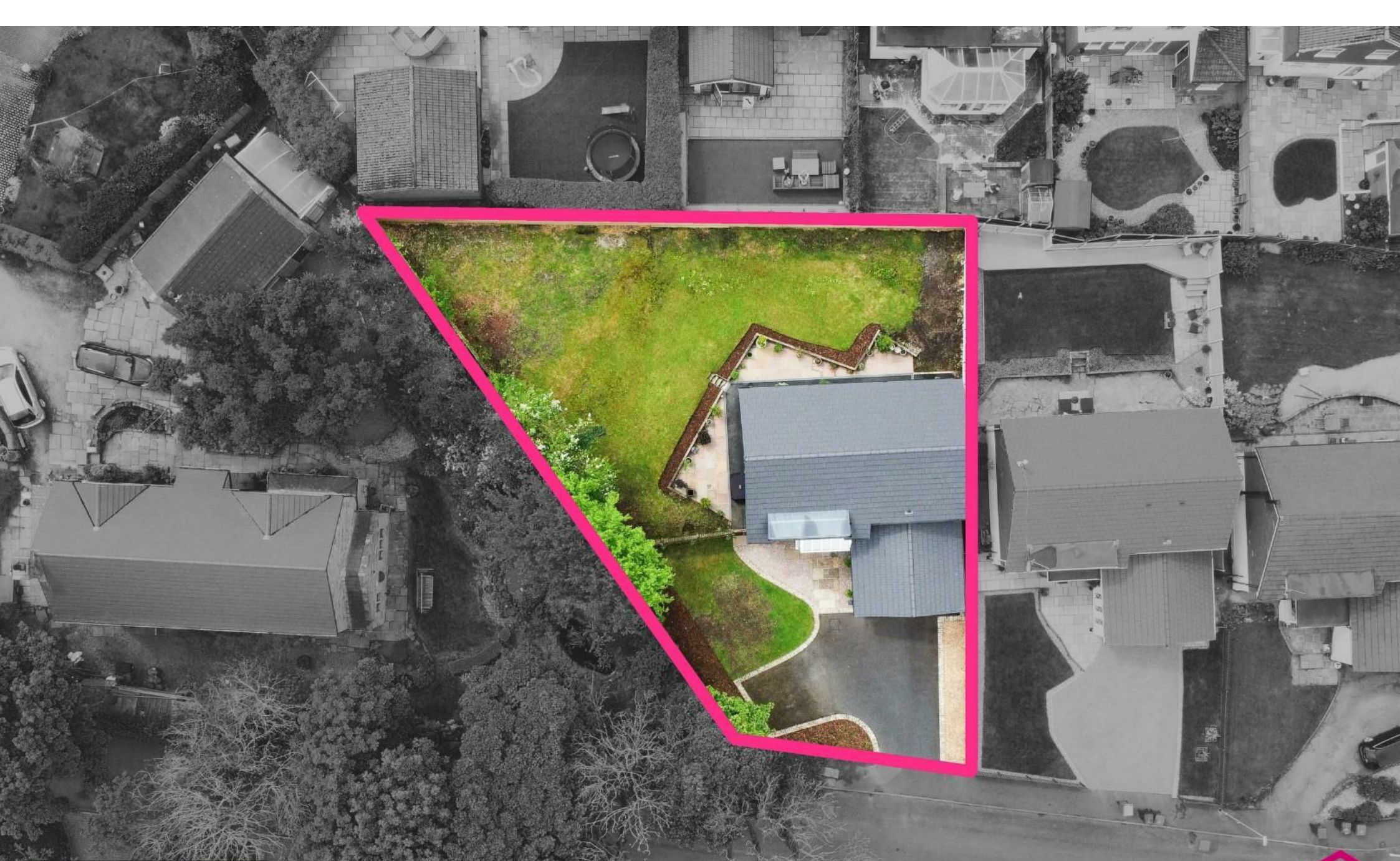
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Aerial boundary for illustrative purposes only

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