



Carnaby Close, Hamilton, LE5



£559,950



Key Features

- Four Double Bedrooms (Two With En-suite Shower Rooms)
- Executive Detached Family Home
- Built By Reputable Builder Redrow Homes
- Two Reception Rooms
- Modern Kitchen Diner & Utility Room
- Situated on a 'No Through Road'
- EPC rating B
- Freehold





EXECUTIVE FAMILY HOME! – Built by award winning developer Redrow, fall in love with this contemporary styled four bedroomed detached family residence nestled within the highly desired and sought-after neighbourhood of Hamilton. Situated along a 'no through road', this property will be perfect for families who are looking for a low maintenance property to move straight into being situated within walking distance to local schooling & play park. Benefiting from gas central heating (with HIVE) and double glazing, the accommodation includes an entrance hall, wc, two reception rooms, open plan living kitchen diner and utility. Upstairs you will find four bedrooms (two benefiting from en-suite shower rooms) and a family bathroom. Externally there is a driveway to the front for 2/3 cars leading to the double garage, with front and rear gardens. Boasting solar panels to the roof, an internal viewing is essential.

Accommodation

Front entrance door opens into the:

Entrance Hallway & Ground Floor WC

A welcoming entrance to the accommodation giving access to the majority of the downstairs layout. With neutral decor, central heating radiator, HIVE thermostat and staircase rising to the first floor. A door gives access to the contemporary two piece suite comprising a wash hand basin and WC.

Lounge

Enjoying an abundance of natural light provided by a double glazed window to the front elevation with made to measure blinds, the reception room is presented with upgraded carpet flooring and neutral decor. With a TV point and central heating radiator.

Snug

Perfect for use as a snug or home office, the second reception room offers a double glazed window to the

rear elevation with a made to measure fitted blind. There is also a TV point, carpet flooring and a central heating radiator.

Kitchen Diner

The heart of the home, a particular selling feature of the accommodation is the open plan kitchen diner space consisting of a kitchen and space for formal dining. This area of the home is perfect for families and those occasions when entertaining. The kitchen area features a range of contemporary wall mounted and base units with complementary granite work surfaces over. Features include a built in 'AEG' double oven, 'AEG' microwave, six ring gas hob with extraction hood above, inset double sink and with mixer tap, integrated fridge freezer and dishwasher. With a double glazed window to the rear elevation with a made to measure blind, useful built in cupboard, central heating radiator, tiled flooring, TV point and French doors with made to measure blinds opening out into the rear garden. A door leads to the:

Utility Room

Providing further storage and space for two appliances, with a central heating radiator and a side access door.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring and a hatch to the loft space with boarding, light and a ladder.

Main Bedroom

The principal bedroom is a larger than normal double room offering a double glazed window to the front, built in wardrobes, carpet flooring and a central heating radiator. A door leads to the:

En-suite Shower Room

Fitted with a modern three piece suite comprising a walk in shower with rainfall head, wash hand basin and WC, with complementary tiling and a double glazed window to the side elevation.

Bedroom Two

A second double room enjoying the use of built in wardrobes and drawers, with a double glazed window to the rear elevation, carpet flooring and central heating radiator. A door leads to the:





En-suite Shower Room

Fitted with a modern three piece suite comprising a shower cubicle, wash hand basin and WC, with a heated towel rail, spotlighting, shaver point and a window to the rear elevation.

Bedroom Three

A third double room offering built in wardrobes, carpet flooring, double glazed window to the rear elevation and a central heating radiator.

Bedroom Four

A fourth double room offering a double glazed window overlooking the rear garden, carpet flooring, central heating radiator and a built in cupboard and desk.

Family Bathroom

Fitted with a modern three piece suite comprising a bath with shower over and screen, wash hand basin and WC, with complementary tiling, heated towel rail and window overlooking the front elevation.

Outside

Occupying a family friendly location, outside is a tarmac driveway providing off road parking and giving access to the double garage measuring 5.59m x 5.05m and boasting light and power. Gated access to the side leads to a mainly laid to lawn garden featuring a patio area adjacent to the accommodation ideal for outdoor entertaining.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Leicester - Tax Band E. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

PLEASE NOTE: There is a service charge for the communal areas on the development including the play park. We have been advised by the seller this is £159.84 every six months. This will be checked/confirmed by your chosen conveyancer.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

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Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Making an Offer

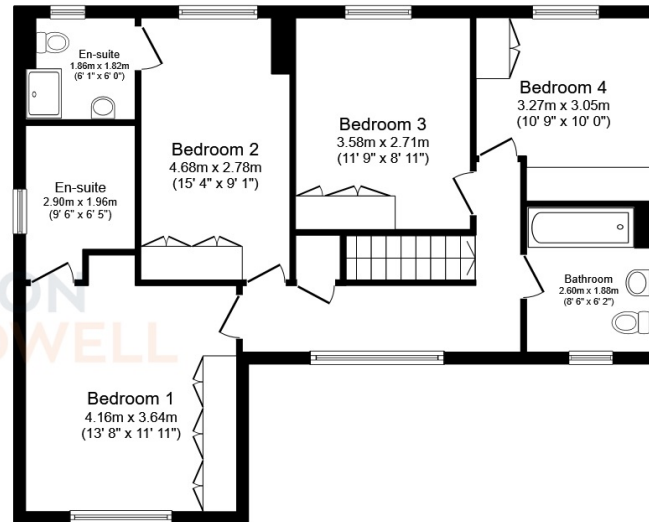
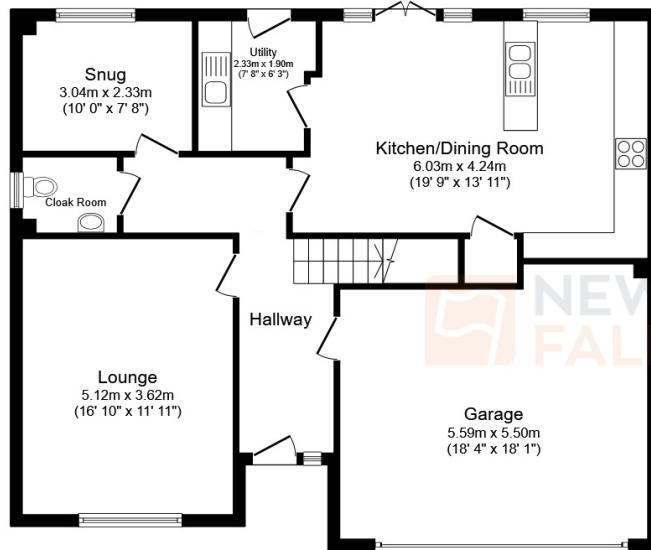
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

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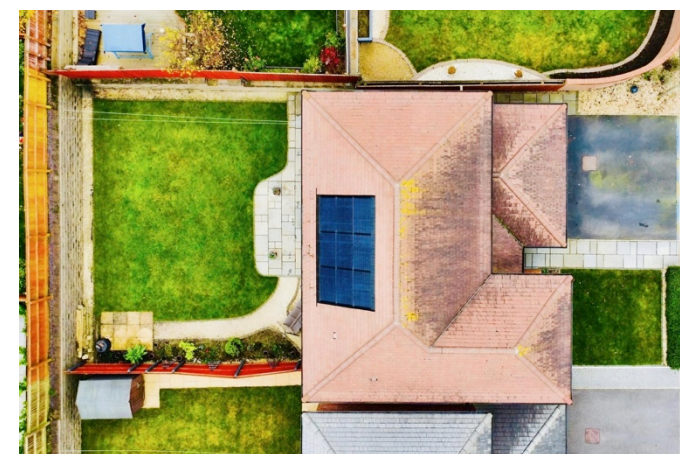






TOTAL: 176.2 m² (1,897 sq.ft.)

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