

Property Particulars

Freshfields, Lea.



- **Detached Family Home**
- **Modern Kitchen/Diner**
 - **Three bedrooms**
 - **Detached Garage**
- **Cul de Sac location**
- **Master Bedroom Suite**
- **Spacious Family Room**
- **Lots of Driveway Parking**

Offers Over £250,000

A lovely detached family home in a quiet cul de sac backing on to woodlands. This property is arranged over three floors and has been cleverly adapted in raising the roof height to enable spacious and well designed accommodation. The property offers three double bedrooms, lounge with a stunning wood burner, modern well equipped kitchen, dining room and spacious family room overlooking the private rear garden. The master bedroom suite occupies the second floor creating privacy and additional space for a useful en suite. as well as there being a family bathroom. A great amount of parking for several vehicles on the driveway which approaches the detached garage. Close to local amenities, main roads and excellent motorway connectivity, as well as bus routes and local schools. Viewing is essential to fully appreciate the size, setting and quality of finish this amazing home has to offer.

Entrance Hall -

With double glazed door to front, uPVC double glazed window to the side and stairs to first floor.

Lounge - 14' 0" x 12' 2" (4.26m x 3.71m)

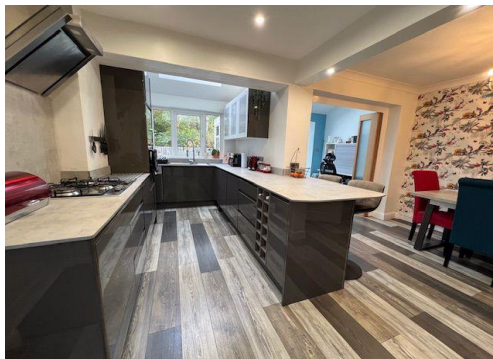
With uPVC double glazed window to the front, radiator, ceiling light, coving to ceiling, T.V. point and feature wood burner.



Kitchen/Diner

Kitchen Area - 18' 1" x 8' 3" (5.51m x 2.51m)

With a range of wall, drawer and base units with contrasting working surfaces, stainless steel 1 1/2 bowl sink and drainer, oven, microwave, gas hob with extractor hood above, integrated dishwasher and washer dryer. There is an under stairs storage cupboard, spot lights to ceiling and uPVC double glazed door to side.



Dining area - 10' 4" x 7' 4" (3.15m x 2.23m)



Family Room - 15' 7" x 8' 0" (4.75m x 2.44m)

uPVC double glazed and brick built construction with French doors accessing the rear garden.

First Floor Landing -

With uPVC double glazed window to the side, radiator, loft access point and doors off



Bedroom Two - 13' 1" x 8' 9" (3.98m x 2.66m)

With uPVC double glazed window to front, ceiling light and radiator.



Bedroom Three - 11' 1" x 9' 8" (3.38m x 2.94m)

With uPVC double glazed window to rear, ceiling light and radiator.

Bathroom -

With a three piece suite comprising low suite W.C. wash hand basin set on a vanity unit and whirl pool panelled bath with mains shower over and glazed screening, heated towel rail, extractor fan and opaque uPVC double glazed window to side.



Dressing Area -

With stairs to second floor Master Suite and built in wardrobes.

Master bedroom suite - 16' 1" x 15' 10" (4.90m x 4.82m)

With a range of fitted bedroom furniture, radiator, T.V. point, Velux window to ceiling and uPVC double glazed dormer window to rear.



En-suite -

With a three piece suite comprising low suite W.C. wash hand basin set on a vanity unit and panelled bath with shower over, radiator, extractor fan, Velux window to rear and storage to eaves.

Outside -

To the front of the property is a raised lawn area, paved pathway and driveway parking for several vehicles on approach to a detached garage.

Rear Garden -

Being private and fully enclosed with lawn area, raised decking and garden room.



Garden Room

Garage -

With electric roller shutter door, power and light.

Disclaimer –

The information displayed about this property within these particulars are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours

Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm