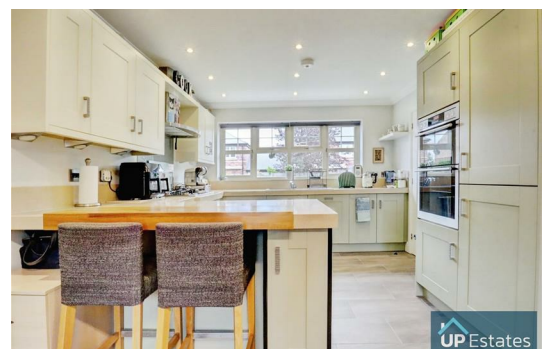




4 Bedroom House - Detached
located on Field Close, Wolvey
£550,000

UP Estates



****DETACHED FOUR BEDROOM HOUSE** **LOCATED IN EXCLUSIVE DEVELOPMENT** **DETACHED DOUBLE GARAGE WITH POWER** **EXTENDED TO THE REAR**** This immaculately presented extended four bedroom home is situated in a quite cul-de-sac within an exclusive development briefly comprising; multi car driveway, double detached garage, front lawn, side gate providing access to the rear garden, entrance hall, lower w/c, family room, living/kitchen/diner, utility room, office and sun room accessing the rear garden. On the first floor consists of a spacious landing with a storage cupboard, four double bedrooms one of which benefits from an ensuite and the family bathroom.

Front Aspect Of Property

A stunning detached four bedroom home located in quite cul-de-sac in an exclusive development, with gated side access to the rear garden, a spacious multi-car drive way and detached double garages.

Hallway

Inviting hallway with stairs ascending to the first floor and doors leading to the w/c, family room and living/ kitchen/ diner.

WC

Benefiting from a low level W/C, pedestal wash basin, central heated towel rail and integrated shelving.

Family Room

10'9" x 15'5"

Well presented family room/living room with a feature fireplace having a central heated radiator and a double glazed window.

Living/ Kitchen/ Diner

18'10" x 21'7"

Open plan high specification kitchen/living/diner, kitchen area consisting of matching range of wall and base mounted units with roll top work surfaces over, a ceramic sink with drainer and mixer tap, integrated double over, five ring gas hob, overhead extractor fan, fridge freezer and integrated dishwasher. Living area including a central heated radiator and double glazed window, dining area having double wooden effect french doors accessing the sun room allowing plentiful natural light and also a door accessing utility room.

Utility Room

7'10" x 6'2"

Having base mounted units, with stainless steel sink with drainer and mixer tap, space and plumbing for washing machine and a central heated radiator.

£550,000

- DETACHED FOUR BEDROOM HOUSE
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Office

5'6" x 7'6"

Sizable office with a central heated radiator, double glazed window and a door accessing the outside of the rear property.

Sun Room

12'9" x 7'6"

Bright deluxe room with a skylight, wooden affect french doors accessing the garden and a central heated radiator.

Landing

With stairs rising from the ground floor, access to a storage cupboard and doors leading to accommodation.

Bedroom

10'9" x 9'2"

Luxury double bedroom with integrated sliding door wardrobes, having a central heated radiator and double glazed window to the front aspect of the property.

Bedroom

10'2" x 6'2"

Double bedroom having a central heated radiator and double glazed window to the front aspect.





Bedroom

10'2" x 10'2"

Double bedroom with integrated sliding wardrobes having a central heated radiator and double glazed window to the rear aspect of the property.

Ensuite

7'10" x 4'11"

Benefiting from a tiled shower cubicle, low level W/C, pedestal wash basin, central heated towel rail and opaque double glazed window

Bedroom

9'10" x 9'6"

Modern double bedroom with integrated sliding door wardrobes, having a central heated radiator and double glazed window to the rear aspect.

Rear Garden

A private rear garden with a paved seating area followed by a lawn with fencing along the boundaries.

Double Garage

18'8" x 18'10"

Detached double garage with power and with up and over doors.

DISCLAIMER

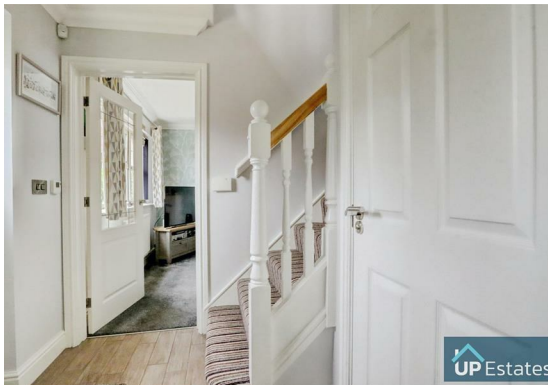
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Field Close, Wolvey





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