



GRIMSON CLOSE

SULLY









## GRIMSON CLOSE

SULLY, CF64 5UX - £550,000



4 bedroom(s)



2 bathroom(s)



1809.00 sq ft

Quietly tucked away within this small cul de sac you will find this stunning detached house. Greatly improved to include a double storey extension to the side. As a result of its re-configured stylish interior this amazing house now provides a spacious and versatile home. Catchment for the popular Sully Primary & Stanwell Secondary Schools (free transport to & from Stanwell) with the property being a short walk away to Sully beach with its excellent walks along the Heritage coastline. Briefly comprising a spacious entrance hall, cloakroom/wc, spacious living room, large kitchen/dining - fully integrated, sitting room plus utility room. To the first floor there are 4 double bedrooms - master with a stunningly fitted en suite bathroom in addition to a family wet room - equally stylish. Complimented with gas central heating (boiler and radiators replaced within the last 5 years) and upvc double glazing. The large open frontage with its brick paved drive allows off road parking for up to 5 cars and leads to a double length attached garage and at the rear an enclosed and southerly facing landscaped garden to include a refitted composite decked terrace. Viewing highly recommended. NO ONWARD CHAIN!

### PROPERTY SPECIALIST

**Mr Jeff Hopkins**

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Valuer












### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</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 	

































#### ENTRANCE HALL

Welcoming entrance hall entered via bespoke wide upvc door, stairs rise to the first floor with a large under stairs cupboard.

#### CLOAKROOM

With a modern white suite comprising a wall mounted wash hand basin and close coupled wc, window to side.

#### LOUNGE

**5.89m x 3.58m (19'4" x 11'9")**

Enter via twin oak glazed doors into the large main living room, deep box window to second window to the front, TV point.

#### KITCHEN DINING

**5.89m x 3.86m max (19'4" x 12'8" max)**

Large room with space for dining table & chairs and stylishly refitted with an extensive range of contemporary wall and base units - laminate worktop with inset stainless steel one and a half bowl sink & drainer with mixer tap, features include an attached peninsular with breakfast bar, soft close doors & drawers, pull out chrome larder unit and corner chrome 2 shelf carousel unit, integrated appliances include a built in steam oven, induction hob with cooker hood and dishwasher, space for fridge/freezer, window to rear plus French doors lead into the garden, TV point.

#### SITTING ROOM

**3.84m x 3.12m (12'7" x 10'3")**

Spacious second living room with French doors leading into the garden, TV point.

#### UTILITY ROOM

**3.12m x 1.73m (10'3" x 5'8")**

Plumbed for washing machine with space for other white goods.

#### FIRST FLOOR LANDING

Spacious landing with a contemporary brushed steel balustrade, window to front, access to the loft.

#### BEDROOM 1

**3.99m x 3.73m (13'1" x 12'3")**

Large double bedroom, windows to rear and side, TV point.

#### EN SUITE BATHROOM

**3.86m x 2.06m (12'8" x 6'9")**

Large and stunningly appointed modern en suite with a contemporary free standing bath with waterfall mixer tap, twin 'His & Hers' wall mounted wash hand basins, large glass shower area with state of the art electric shower - both overhead and as an attachment, finally a close coupled wc completes the suite, window to rear, 2 wall mounted chrome heated towel rails, tiled surround and tiled floor.

#### BEDROOM 2

**4.75m max x 3.10m (15'7" max x 10'2")**

Large double bedroom, window to rear, recessed area with hanging and shelving, TV point.

#### BEDROOM 3

**3.71m x 2.82m (12'2" x 9'3")**

Large double bedroom, window to front, TV point, recessed area with hanging and shelving.

#### BEDROOM 4

**3.71m x 2.08m (12'2" x 6'10")**

Double bedroom, window to front.

#### WET ROOM

**2.67m x 1.73m (8'9" x 5'8")**

Stylishly appointed generous room - tiled surround and tiled floor, walk in shower area, wall mounted wash hand basin and close coupled wc, window to side.

#### GARDEN

Deep open frontage - mainly laid to lawn, sweeping brick paved drive allows off road parking for 4-5 cars and leads to the garage, exterior light.

Generous enclosed and southerly facing rear garden - boundary wall and fencing, mainly laid to lawn with a large composite decked patio, exterior lighting, shrub borders.

#### GARAGE

**7.54m x 2.62m (24'9" x 8'7")**

Larger than average double length attached garage, up & over door allowing access, light & power, door to rear with rear window, storage within the roof.

#### INFORMATION

We believe the property is Freehold.

The council band is Band F - £2,817.63 2024-2025





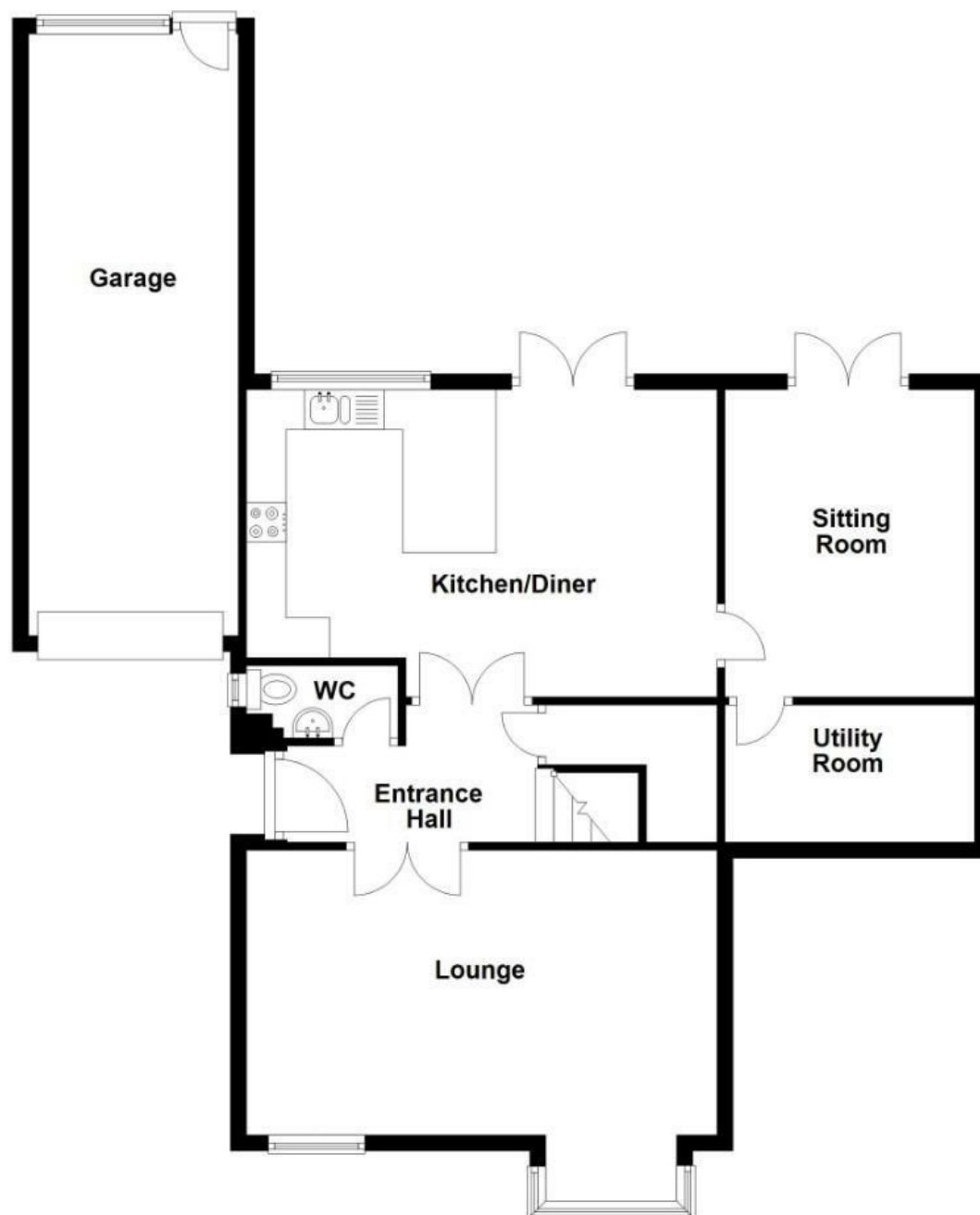
" This amazing house now has a spacious and versatile interior which perfectly fits into a growing families needs. Originally 5 bedrooms - the current owners have redesigned the interior with many contemporary features. All improvements have been carried out within the last 5-6 years. This delightfully positioned house is a short walk away to the beach and nestled into the corner within this small cul de sac. "

Comments by Mr Jeff Hopkins



## Ground Floor

Approx. 94.5 sq. metres (1016.7 sq. feet)



## First Floor

Approx. 73.6 sq. metres (792.3 sq. feet)



Total area: approx. 168.1 sq. metres (1809.0 sq. feet)



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Jeffrey Ross