



St Marys Close, Newton Solney

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£525,000



## Key Features

- Substantial Extended Detached Family Home
- Stunning Location
- Large Landscaped Gardens
- Beautifully Presented Throughout
- Large Master Bedroom With En-Suite
- Open Plan Kitchen Dining
- Extensive Off Road Parking & Garage
- EPC rating C
- Freehold





Situated in the picturesque village of Newton Solney this large extended family detached home is worthy of an internal inspection in order to appreciate the quality and level of accommodation on offer. In recent years the home has been significantly up-graded and provides well presented family living space which in brief comprises: - entrance lobby, entrance hall, front sitting room, rear sitting room/dining room, beautifully appointed light and airy high quality kitchen and a lobby leads to a utility/ancillary room with store and guest cloak room off. On the first floor a landing leads to four well proportioned bedrooms, the extended master bedroom having a recently re-fitted en-suite and there is also a re-fitted shower room. Outside a sweeping driveway to the front provides extensive parking and leads to an attached garage. To the rear is a large pleasant level garden with numerous seating areas.

#### Accommodation In Detail

Composite oak effect entrance door with obscure leaded double glazed visibility window and security double glazed windows to either side leading to:

#### Entrance Lobby

having solid engineered oak flooring, low intensity spotlights to ceiling and half glazed oak entrance door leading through to:

#### Main Entrance Hall 3.1m x 2.01m (10'2" x 6'7")

having staircase rising to first floor with turned newel post, spindles and hard wood handrail, one central heating radiator, fitted smoke alarm, stripped oak flooring and half glazed door leading through to:

#### Front Sitting Room

having Upvc double glazed walk-in bay window to front elevation, one central heating radiator, range of low intensity spotlights to ceiling and feature chimney breast with App controlled inset electric flame effect fire with light grey granite surround.

#### Large Open Plan Rear Sitting Room

having limed oak effect Karndean flooring, one central heating radiator, low intensity spotlights to ceiling, inset real flame log effect gas fire with cream marble surround and opening leading through into:

#### Beautifully Appointed Kitchen 5.5m x 2.76m (18'0" x 9'1")

having a lovely array of light grey fitted base units, larder unit, complementary white quartz work surfaces with iridescent flecks, integrated Neff oven with combination oven/microwave over, five ring gas hob with Rangemaster smoked glass extractor over, stainless steel Franke sink and drainer with Grohe hot water tap, integrated dishwasher and fridge/freezer, limed oak effect Karndean flooring, two large Upvc double glazed picture windows to rear elevation and low intensity spotlights to ceiling.

#### Rear Lobby

having ceramic tiling to floor, vertical charcoal coloured central heating radiator, low intensity spotlights to ceiling and Upvc half double glazed stable door to rear elevation.

#### Utility/Ancillary Room

having a range of integrated white/grey base units, integrated washer/dryer, stainless steel sink and drainer with mixer tap over, solid maple work surface, one central heating radiator, Upvc double glazed window to rear elevation, fitted electric panel heater, courtesy access door to garage and large storage cupboard.

#### Guest Cloak Room

having low level wc, pedestal wash basin, obscure Upvc double glazed window to rear elevation and ceramic tiling to floor.









## On The First Floor

### Landing

having Upvc double glazed window to side elevation, access to loft space via retractable ladder, fitted smoke alarm and one central heating radiator.

### Master Bedroom

having Upvc double glazed window to rear elevation, one central heating radiator, range of low intensity spotlights to ceiling and two double built-in wardrobes.

### Re-Fitted En-Suite

having P-shaped bath with side fill mixer tap thermostatic controlled and Drenche shower over together with glass and chrome screen, low level twin flush wc, vanity wash basin, ceramic tiling to floor, extensive tiling to walls, low intensity spotlights to ceiling, fitted extractor vent and obscure Upvc double glazed window to rear elevation.

### Bedroom Two

having Upvc double glazed window to front elevation and one central heating radiator.

### Bedroom Three

having Upvc double glazed window to rear elevation, one central heating radiator, vanity wash basin with cupboard under and large full height storage cupboard with radiator within.

### Bedroom Four

having Upvc double glazed window to front elevation and one central heating radiator.

### Shower Room

having suite comprising large over-sized shower enclosure with thermostatically controlled shower, low level twin flush wc, vanity wash basin, full tiling complement to walls and floor, charcoal coloured vertical central heating radiator, low intensity spotlights to ceiling and fitted extractor vent.



## Outside

To the front of the home is a deep fore garden set behind a dwarf wall with a sweeping block paved driveway providing parking for numerous vehicles and leads to an attached garage. To the rear of the home is a lovely landscaped garden featuring a large expanse of seating areas including large resin patio area and a further block paved and decked seating area to the rear with power & lighting. The garden is extensively laid to lawn and is well screened by timber fencing.

## Garage 5.2m x 2.76m (17'1" x 9'1")

having enamel sink and draining unit, plumbing for washing machine and fitted Baxi condensing combi gas fired central heating boiler.

## Services

All mains services are believed to be connected to the property.

## Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

## Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

## Note

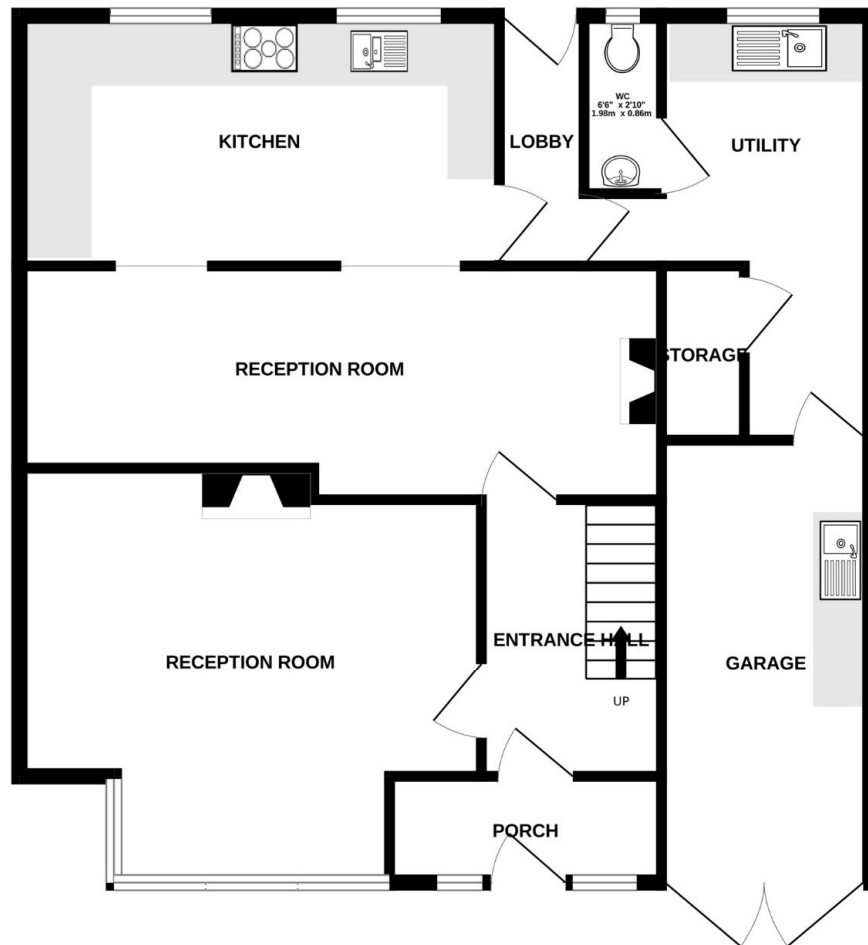
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



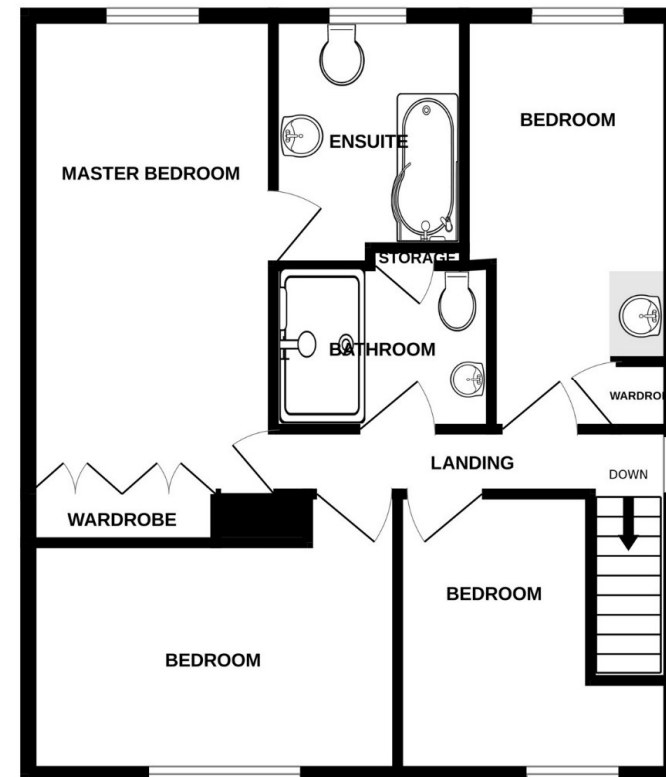




GROUND FLOOR  
957 sq.ft. (88.9 sq.m.) approx.



1ST FLOOR  
643 sq.ft. (59.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1600 sq.ft. (148.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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