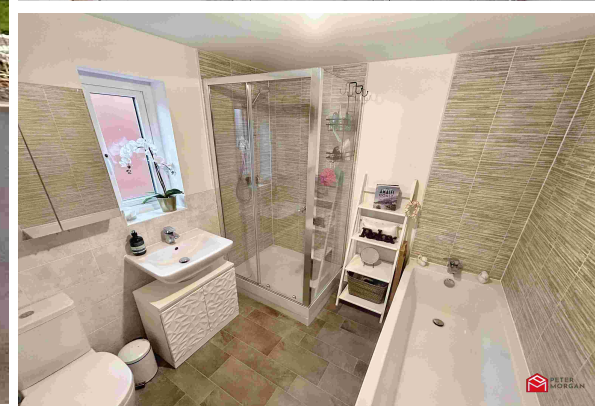
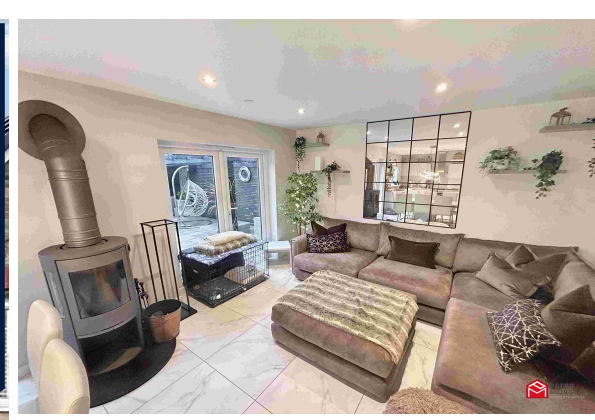


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**Offers In Excess Of £494,700**

### Main Features

- NO CHAIN5 BEDROOM
- 5 BEDROOM
- DEATCHED
- EXTENSIVLY UPGRADED THROUGH-OUT
- UPGRADED KICHEN
- 7 YEAR NHBC GUARATEE
- EXTENSIVLY LANSCAPED REAR GARDEN
- EPC - B
- COUNCIL TAX - F
- FREEHOLD

### General Information

Nicholas Michael estate agents are pleased to bring to market this recently built, modern 5 bedroom detached family home that has been upgraded and enhanced to an exceptional standard, with landscaped front and rear gardens. Located with the village amenities, public and private transport links close by. Few minutes from the M4 corridor.

### Entrance Hall

Marble effect tiles, carpeted to stairs, access to bespoke under-stairs storage cupboards with bespoke cupboard with hanging rails

### Reception Room

UPVC double glazed window, modern marble effect flooring, decorative wooden panelling to one corner with pendant light fitting.

### Lounge

UPVC double glazed window, modern bioethical gas fire with media units and stone effect feature wall, modern marble effect flooring.

### WC

WC with wall mounted wash hand basin, marble effect flooring.

### Kitchen / Dining / Living Room

Open plan - Generous sized living space, fitted kitchen with a range of high gloss wall and floor cupboards with Quartz worktops, integrated stainless steel sink with drainer, integrated electric oven with gas hob, dish washer, space for American style fridge freezer, wall mounted extractor fan, spotlights to ceiling, space for generous sized dining table and chairs, space for sofa in front of modern log burner .

### Utility Room

Marble effect flooring, high gloss storage cupboards, plumbing for washing machine, space for tumble dryer, Logic combi boiler.

### FIRST FLOOR

#### Family Bathroom

UPVC double glazed window, fitted family bathroom suite with bath with tile surround, W.C and wash hand basin, tile effect flooring, double corner shower with Mira shower .

#### Bedroom One

Generous sized bedroom with UPVC double glazed window, fitted storage units/ bench, fitted carpet, access to en-suite.

#### En Suite

En-suite comprising paneled bath with tile surround, W.C, wash hand basin with vanity base unit, mains fed walk in shower, wall mounted heated towel rail.

#### Bedroom Two

Double bedroom - UPVC double glazed window, fitted carpet.

#### Bedroom Three

Double bedroom - UPVC double glazed window, fitted carpet, overlooking rear aspect.

### **Bedroom Four**

Double bedroom - UPVC double glazed window, fitted carpet.

### **Bedroom Five**

UPVC double glazed window, fitted carpet, fitted wardrobes with shelves

### **EXTERNALLY**

Immaculately presented home office, timber fixed floor, LED spotlights, modern fully electric fire with integrated sitting bench, patio doors onto rear garden.

### **Front**

Canopied entrance with UPVC double glazed door and window, off road parking, patio leading to door, decorative areas of lawn

### **Rear Garden**

EXTENSIVELY landscaped enclosed rear garden, porcelain patio with area of artificial grass, timer framed pergola and covered seating area with modern spotlights

### **EPC Rating**

B

### **Council Tax**

F

### **Tenure**

FREEHOLD

### **Viewings**

### **Utilities**

### **Current council tax banding**

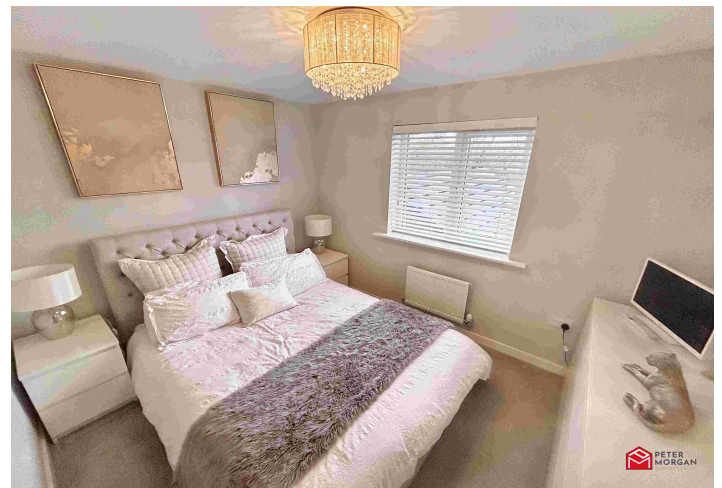
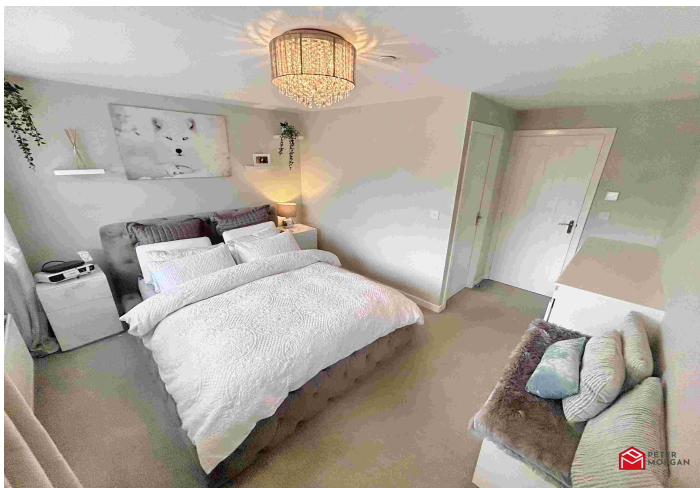
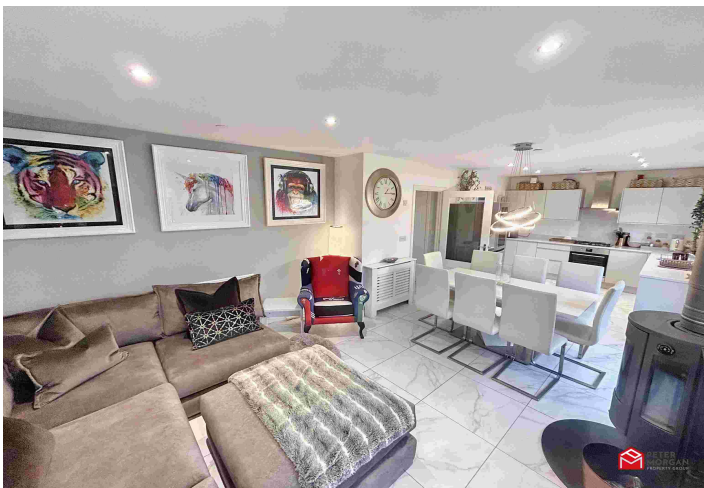
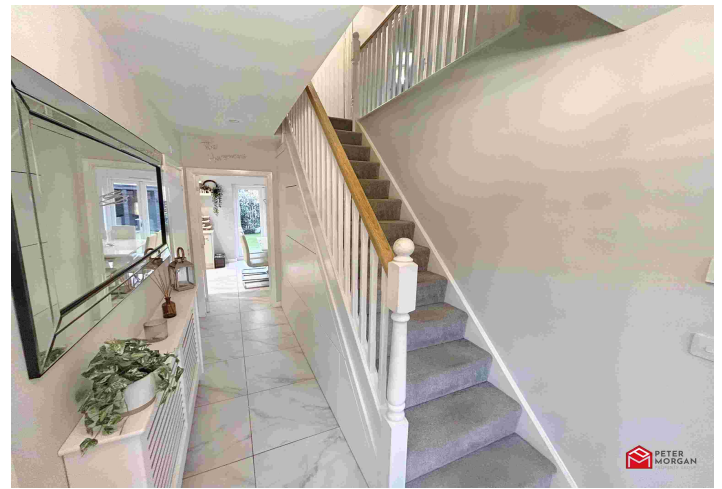
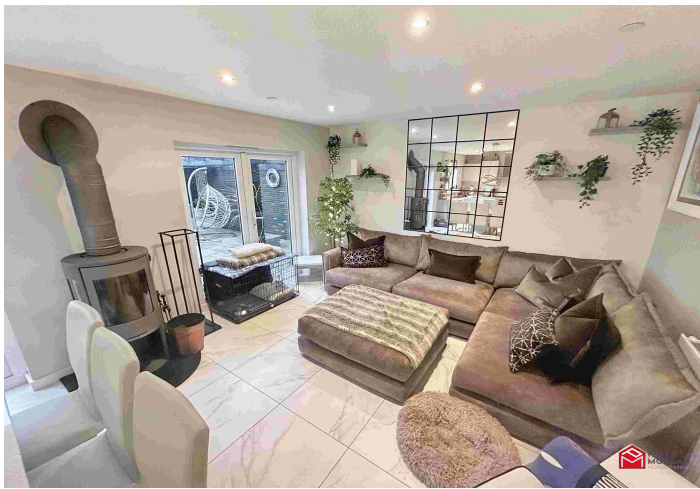
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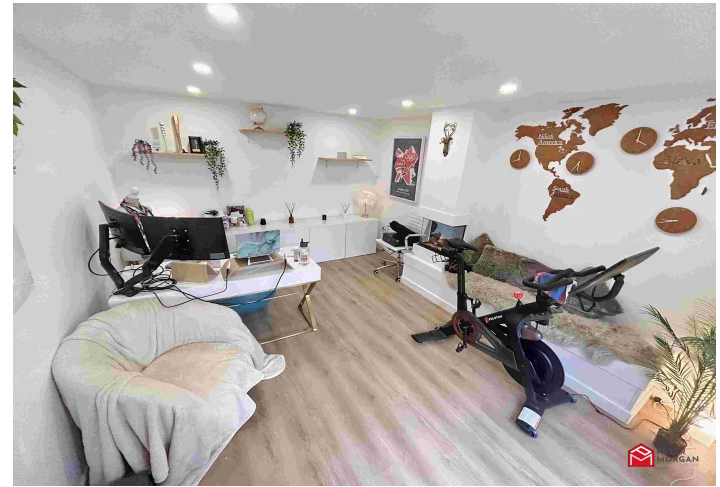
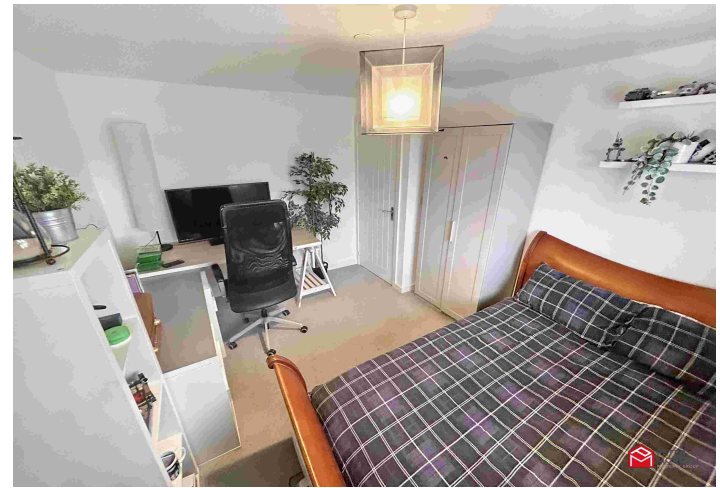
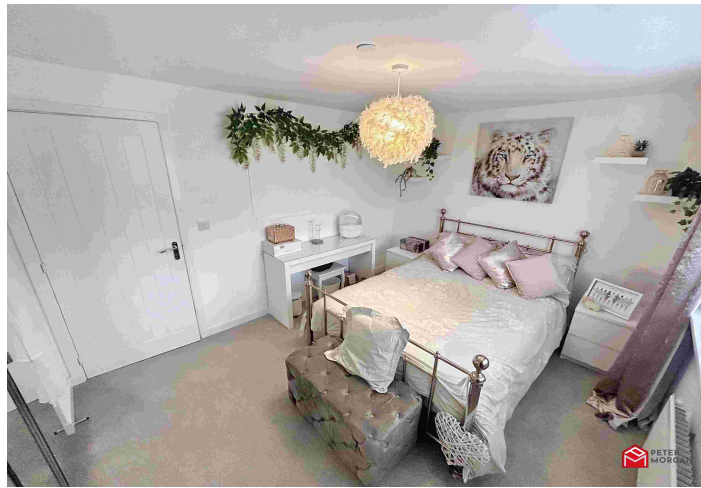
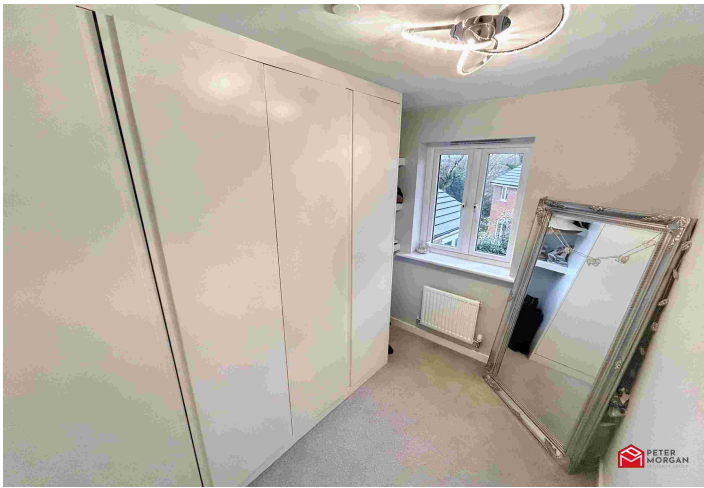
### **Current heating type**

Gas

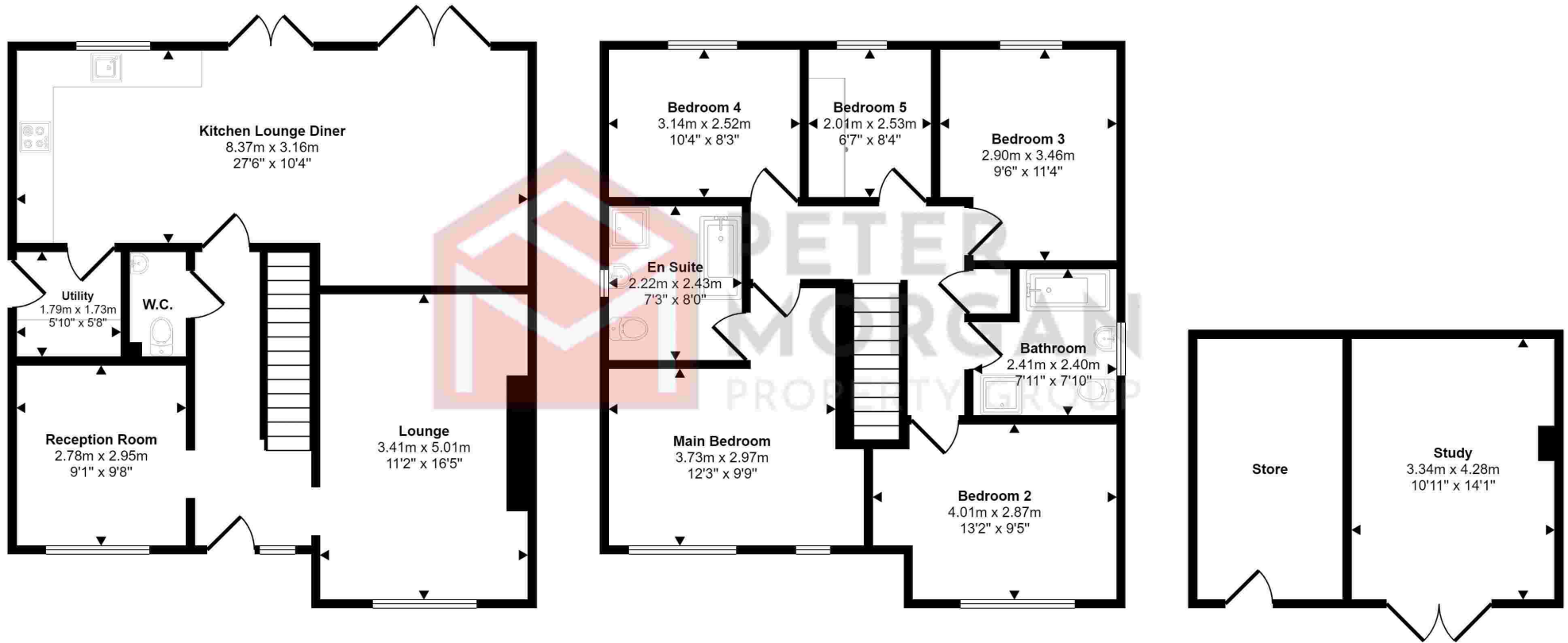
### **Tenure (To be confirmed)**

Freehold





Approx Gross Internal Area  
168 sq m / 1808 sq ft




Ground Floor  
Approx 71 sq m / 766 sq ft

First Floor  
Approx 72 sq m / 771 sq ft

Store/Study  
Approx 25 sq m / 271 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		92
A		
(81-91)	85	
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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