



Richard State

Independent Estate Agents Limited



12 Pinewood Drive, Addlestone, KT15 3BB

£725,000



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12 Pinewood Drive

Addlestone, KT15 3BB

- Superb self contained one bedroom annex
- Master bedroom with ensuite shower room
- Replacement double glazing with custom made shutter blinds
- Gas central heating with designer radiators to the ground floor
- Contemporary fitted kitchen dining room with quartz worktops
- Impressive living room
- Solar panels for hot water
- Solid timber internal doors, quality Karndean herringbone flooring and downlights throughout
- Garage and off road parking for four cars
- Delightful low maintenance garden with gazebo and cabin

An exceptional and highly individual detached residence, extended and extensively improved and modernised over the last three years with the result being a fabulous contemporary home offering versatile living space including a superb one bedroom self contained annex perfect for a dependant relative, air bnb or more long term let. The main home comprises an excellent fully fitted kitchen dining room, an impressive 15'3 x 16'9 living room, a hall cloakroom, a master bedroom with a remodelled ensuite shower room and two further double bedrooms served by a family bathroom. The annex, which can be accessed from the garden or the main house, has a double bedroom, modern shower room and an open plan fitted kitchen and living room with a vaulted ceiling and double doors to the garden. The property is complemented by off road parking for four vehicles, a garage and a sunny southerly aspect low maintenance garden with a great gazebo and a summer house with a bar creating a lovely environment for entertaining, Alfresco dining and relaxation.

Pinewood Drive is a select private development within easy reach of New Haw village shops and popular schools for all ages with Heathervale recreation ground and the Basingstoke and Wey Navigation canals also nearby.

VIEWING HIGHLY RECOMMENDED - NO ONWARD CHAIN



The accommodation comprises (please see attached floor plan):

ENTRANCE CANOPY: Courtesy light, front door to:

ENTRANCE HALL: Understairs cupboard, Karndean flooring, designer radiator, downlights

CLOAKROOM: Modern white suite comprising w.c., hand basin, ladder radiator, attractive wall tiles, double glazed window with shutter blind, downlights

DOUBLE ASPECT LIVING ROOM: Three Velux windows, two designer radiators, Karndean flooring, double glazed window with shutter blinds, double glazed double doors to garden, downlights, opening to:

KITCHEN DINING ROOM: A comprehensive range of contemporary grey laminate wall and base units with soft close drawers and sparkling grey quartz worktops, sink unit, integrated oven, microwave, gas hob, extractor hood, fridge freezer, dishwasher and washer drier, cupboard housing boiler (2 years old), Karndean flooring, downlights, double glazed window with shutter blinds, designer radiator, door to annex

STAIRS TO FIRST FLOOR LANDING: Airing cupboard with modern hot water tank, downlights, radiator, double glazed window with shutter blinds, hatch to part boarded loft with ladder and solar panel system





MASTER BEDROOM: Double glazed window with shutter blinds, radiator

ENSUITE SHOWER ROOM: Contemporary white suite comprising shower enclosure, w.c., hand basin in vanity unit, attractive wall tiles, ladder radiator, double glazed window, downlights, Karndean flooring

BEDROOM TWO: Double glazed window with shutter blinds, radiator

BEDROOM THREE: Double glazed window with shutter blinds, radiator

FAMILY BATHROOM: Modern white suite comprising bath with shower unit and shower screen, w.c., hand basin in vanity unit, ladder radiator, Velux window, attractive wall tiles, Amtico flooring, downlights

OUTSIDE:

FRONT GARDEN: Border with shrubs and Silver Birch tree, power point, remainder paved, gated side access to:

REAR GARDEN: An attractive rear garden enjoying a sunny southerly aspect and designed for easy maintenance. Patio, decking, lighting, power points, tap, brick built BBQ, gazebo with heat lamp, summer house with bar, fridge, t.v. point, windows and double doors, remainder being artificial lawn

PARKING: There are two front driveways, each providing parking for two vehicles

GARAGE: Up and over door, double glazed windows, light and power, personal door to garden

ANNEX

LIVING ROOM: Double glazed double doors to garden, double glazed windows, vaulted ceiling with two Velux windows, downlights and feature exposed timber beam with uplighters, radiator, Karndean flooring, open plan to:

KITCHEN: Modern range of cream wall and base units with stainless steel sink, integrated oven, hob, extractor hood, fridge freezer and washer drier, breakfast bar, Velux window, Karndean flooring

LOBBY: Door to main house

SHOWER ROOM: Contemporary white suite comprising shower enclosure, w.c., hand basin in vanity unit, attractive wall tiles, Velux window, ladder radiator, downlights, Karndean flooring

BEDROOM: A good size double bedroom with built in wardrobe, double glazed window with shutter blinds, radiator





A stainless steel range hood with a sleek, modern design, mounted above the kitchen counter. It features a wide, flat top and a vertical duct extending upwards.

A four-burner gas cooktop with stainless steel grates, set into a dark granite countertop. A stainless steel backsplash is visible behind the cooktop.

A stainless steel double-basin kitchen sink with a modern, curved faucet, set into a dark granite countertop.

A built-in front-loading washing machine with a stainless steel door and a control panel on top. The machine is integrated into the light-colored kitchen cabinetry.

Two large, thick wooden beams are mounted horizontally across the vaulted ceiling, adding a rustic touch to the modern interior.

A large glass door with a white frame, leading to a garden. The door has a red sign that reads 'Solman's Starch' and a white sign that reads 'WILL CAPS'. A small white dog is visible on the carpet near the door.

A light-colored, textured fabric armchair with a curved backrest, positioned in the living area near the glass door.

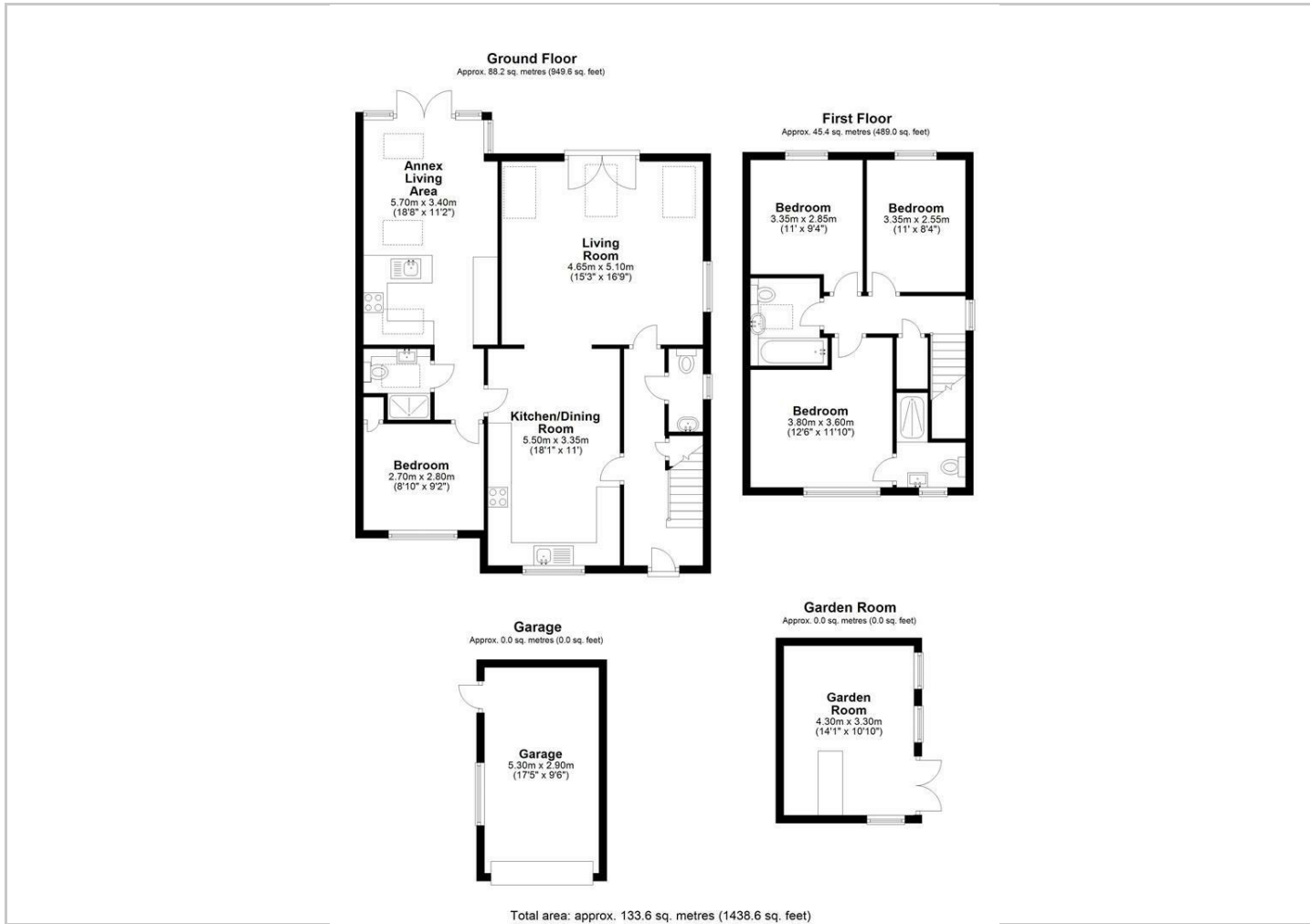
Light-colored wooden kitchen cabinets with silver handles, including a large drawer unit on the left side of the counter.

A square skylight with a wooden frame, set into the vaulted ceiling, providing natural light to the kitchen.

A rectangular skylight with a wooden frame, set into the vaulted ceiling, providing natural light to the living area.

A small square skylight with a wooden frame, set into the vaulted ceiling, providing natural light to the living area.

Floor Plans

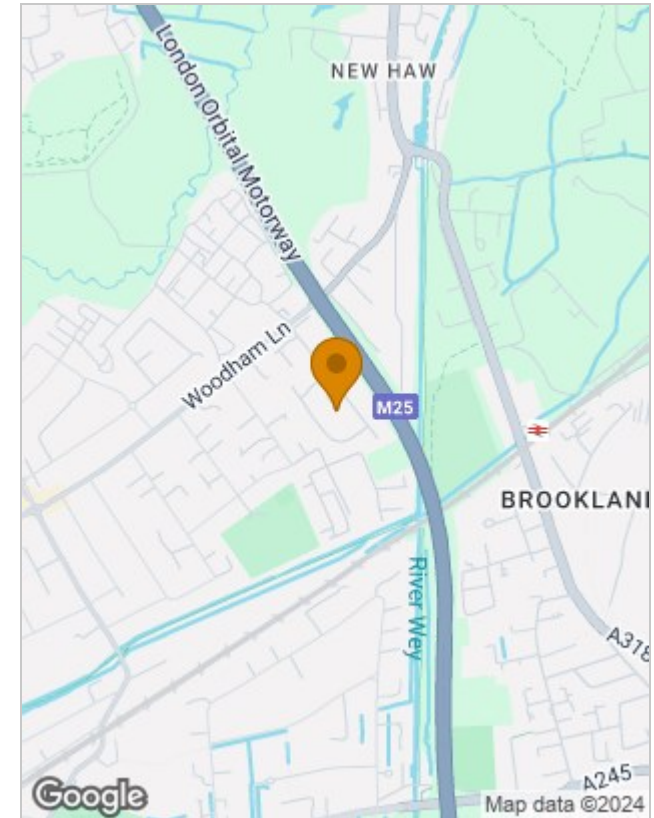


Viewing

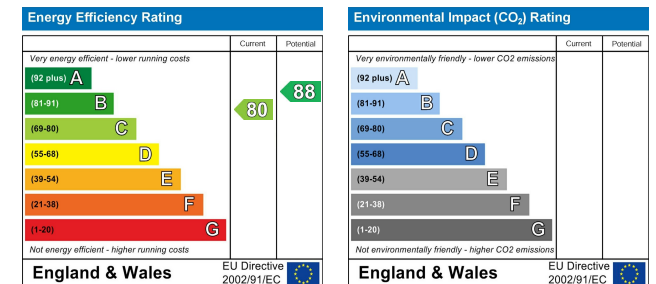
Please contact our Richard State Office on 01932 354 111 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph



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