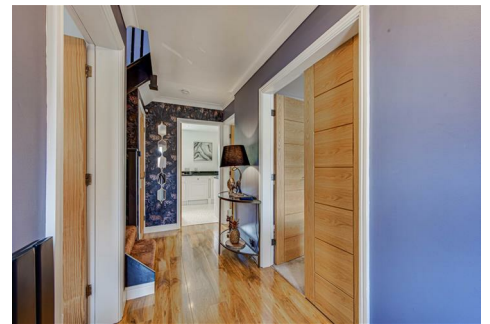


# chris hamriding

lettings & estate agents



## 20 Batterbee Court, Haslington, CW1 5NN

### No Onward Chain £469,950

**NO ONWARD CHAIN!** Take a moment to view our signature tour of this stunning home & all of its impressive features and specification!

Situated at the head of a pleasant cul-de-sac on the fringe of Haslington, this gorgeous home has had a whole host of updating and improvement works during the current owners tenure, including a versatile single storey extension to the side!

Accompanying the home are a wealth of features to note, some of which include: attractive rendering to the front elevation, a stylish cloakroom with split-face wall tiles and designer sanitary ware, a huge dual aspect lounge with sumptuous carpet, stunning media wall and feature lighting, a bespoke statement kitchen based on 'Clive Christian' with it's granite working surfaces, Belfast sink, timeless in-frame units. In addition, there is a handy separate pantry, utility room and fabulous garden room with insulated roof framing the rear garden beautifully.

The extension is large enough to accommodate a double bed, large sofa or dining table depending on your needs with an ensuite bathroom just off with white sanitary suite.

Upstairs, the home continues to impress with its feature landing and décor! There are four bedrooms, three of which are comfortable double bedrooms and bedroom two also has built-in robes! Finally, completing the accommodation is the gorgeous family bathroom, which can be accessed from bedroom one with a slimline bath, split-face tiling, illuminating mirror and designer vanity suite.

## Accommodation

Entrance Hall 13'11" x 4'5" (4.259 x 1.347)

Lounge 15'11" x 13'3" (4.876 x 4.043)

Cloakroom 5'9" x 2'8" (1.773 x 0.817)

Kitchen 18'2" x 8'8" (5.547 x 2.649)

Utility Room 8'8" x 5'3" (2.649 x 1.613)

Pantry 6'7" x 2'8" (2.016 x 0.833)

Dining/Garden Room 11'0" x 10'10" (3.354 x 3.323)

First Floor Landing 14'6" x 5'9" (4.438 x 1.769)

Bedroom One 13'10" x 12'7" (4.234 x 3.849)

Jack & Jill Family Bathroom 9'0" x 8'10" (2.754 x 2.711)

Bedroom Two 11'5" x 8'11" (3.498 x 2.730)

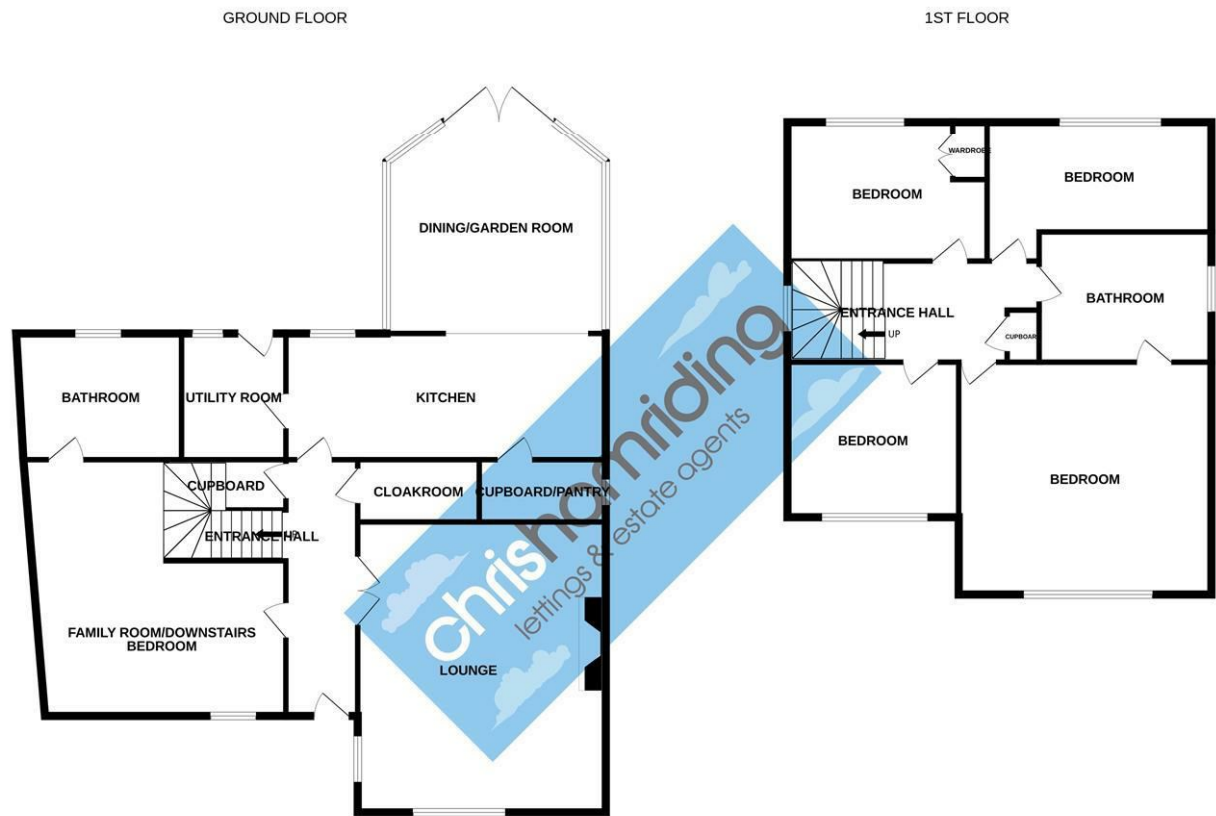
Bedroom Three 11'11" x 6'5" (3.646 x 1.978)

Bedroom Four 9'5" x 7'5" (2.888 x 2.274)

Detached Garage 17'1" x 16'1" (5.211 x 4.927)

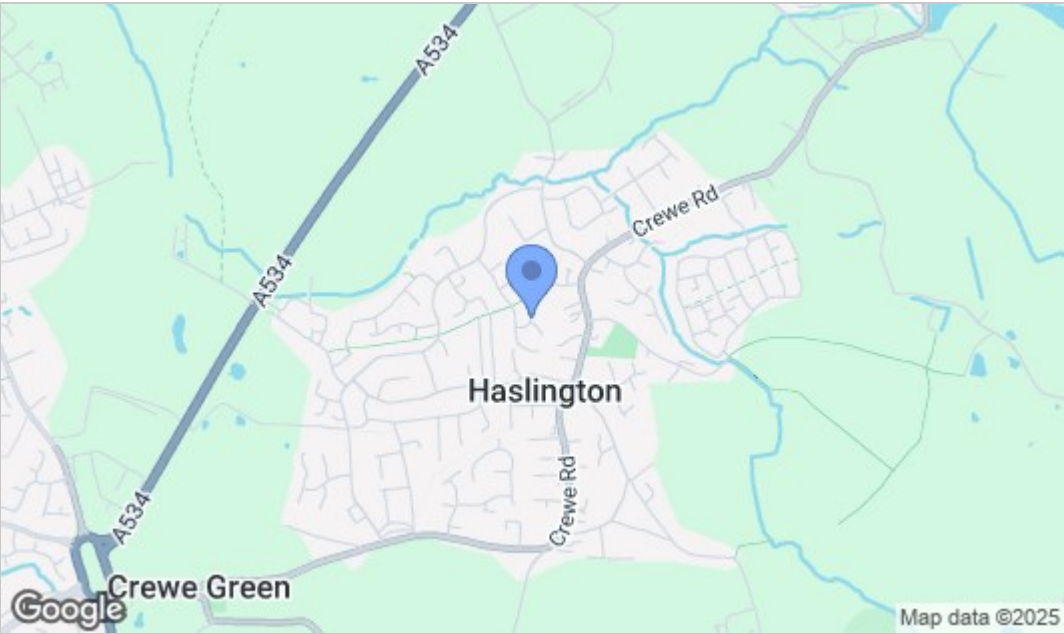


Floor Plan

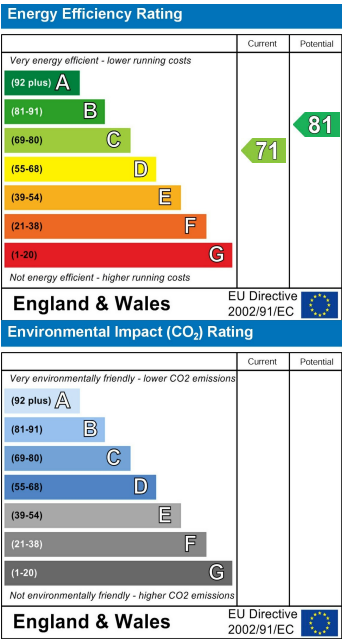


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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