



1 Grovewood Close,
Misterton, DN10 4HL



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£475,000

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This modern family home is situated in the heart of a well-served village, boasting a range of amenities including a public house, convenience store, church, primary school, playing field and doctors surgery. The property boasts almost 2300 square feet of accommodation consisting of a lounge, study, dining room/fifth bedroom, conservatory, a contemporary breakfast kitchen, utility & laundry rooms, as well as four bedrooms on the first floor (one of which benefits from an en-suite) and a house bathroom. There are also lawned gardens to the side and rear and a driveway providing off road parking.





RECEPTION HALL 1.94m x 7.88m (6'5" x 25'11")

Double glazed obscure front entrance door with matching side light, staircase leading to 1st floor with under stair storage cupboard, double panel radiator, telephone point, cupboard with hanging rail and shelf within.

STUDY 2.94m x 4.05m (9'7" x 13'4")

Double-glazed windows to front and right aspects, double-panel radiator, timber-effect laminate flooring, television point.

SHOWER ROOM 1.38m x 2.9m (4'6" x 9'6")

Double glazed obscure window to front aspect, fully boarded shower enclosure with mains-fed shower within, wash hand basin with toiletry storage below, low-level flush WC with concealed cistern, tiled flooring, chrome-style towel radiator, extractor fan, downlights.

DINING ROOM/BEDROOM FIVE 3.69m x 4.21m (12'1" x 13'10")

Double-glazed window to front aspect, double panel radiator, television point.

LOUNGE 4.98m x 6.2m (16'4" x 20'4")

Double glazed windows to left aspect and matching French doors to the rear leading out to the conservatory, broadband and television points, three double panel radiators.

CONSERVATORY 3.03m x 5.85m (9'11" x 19'2")

Double glazed windows to left, rear and right aspects with matching French doors leading out to the garden, double panel radiator, downlights.

KITCHEN 4.82m x 5.22m (15'10" x 17'1")

Fitted with a range of gloss base and wall units consisting of cupboards and drawers underneath stone effect work surfaces with tiled splashback. Fitted appliances include an 'Indesit' four ring

induction hob with extractor hood above, 'Indesit' double oven situated within a tall unit, a 'Lamona' dishwasher. The kitchen also features an island unit with breakfast bar area, double panel radiator, double glazed window to rear aspect, tile effect flooring, downlights.

UTILITY ROOM 2m x 3.16m (6'7" x 10'5")

Double panel radiator, double glazed obscure door to right aspect, tile effect flooring, further range of base and wall units with work surface, single bowl sink and drainer, space and plumbing for washing machine, cupboard housing hot water storage tank.

BOILER/LAUNDRY ROOM 1.37m x 2.3m (4'6" x 7'6")

Space and supply for a fridge freezer, space and plumbing for tumble dryer, 'Potterton' gas fired central heating boiler, broadband point, electric consumer unit.

1ST FLOOR-LANDING 0.99m x 5.34m (3'2" x 17'6")

Double panel radiator, downlights, double glazed roof light to front aspect, doors leading to all first floor bedrooms and bathroom.

BEDROOM ONE 3.62m x 3.97m (11'11" x 13'0")

Double glazed window to rear aspect, double panel radiator, downlights, television point.

EN-SUITE 1.34m x 3.6m (4'5" x 11'10")

Fully boarded shower enclosure with mains fed shower, wash hand basin with toiletry storage below, low-level dual flush WC, shaver point, double glazed roof light, timber effect flooring, tiled walls, chrome ladder style towel radiator.





**NEWTON
FALLOWELL**



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BEDROOM TWO 3.68m x 5.02m (12'1" x 16'6")
Double glazed window to front aspect, double panel radiator, downlights, television point.

BEDROOM THREE 3.02m x 3.78m (9'11" x 12'5")
Double glazed window to rear aspect, double panel radiator, television point.

BEDROOM FOUR 3.16m x 3.65m (10'5" x 12'0")
Double panel radiator, double glazed window to right aspect and matching roof light to front aspect, television point.

BATHROOM 2m x 3.62m (6'7" x 11'11")
Fully boarded quadrant shower enclosure with mains fed shower within, low-level dual flush WC, wash hand basin with toiletry storage, panel bath, tile flooring, fully tiled walls, double glazed roof light to rear aspect, shaver point, chrome style towel radiator.

GARDENS & GROUNDS

The property features a driveway to the front suitable for parking several vehicles, as well as a pathway leading to the front entrance door and lawned area. The main gardens are located to the side and rear and are enclosed behind fencing.

TENURE

Freehold

COUNCIL TAX

Band D



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SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

DISCLAIMER 0m x 0m (0'0" x 0'0")

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.





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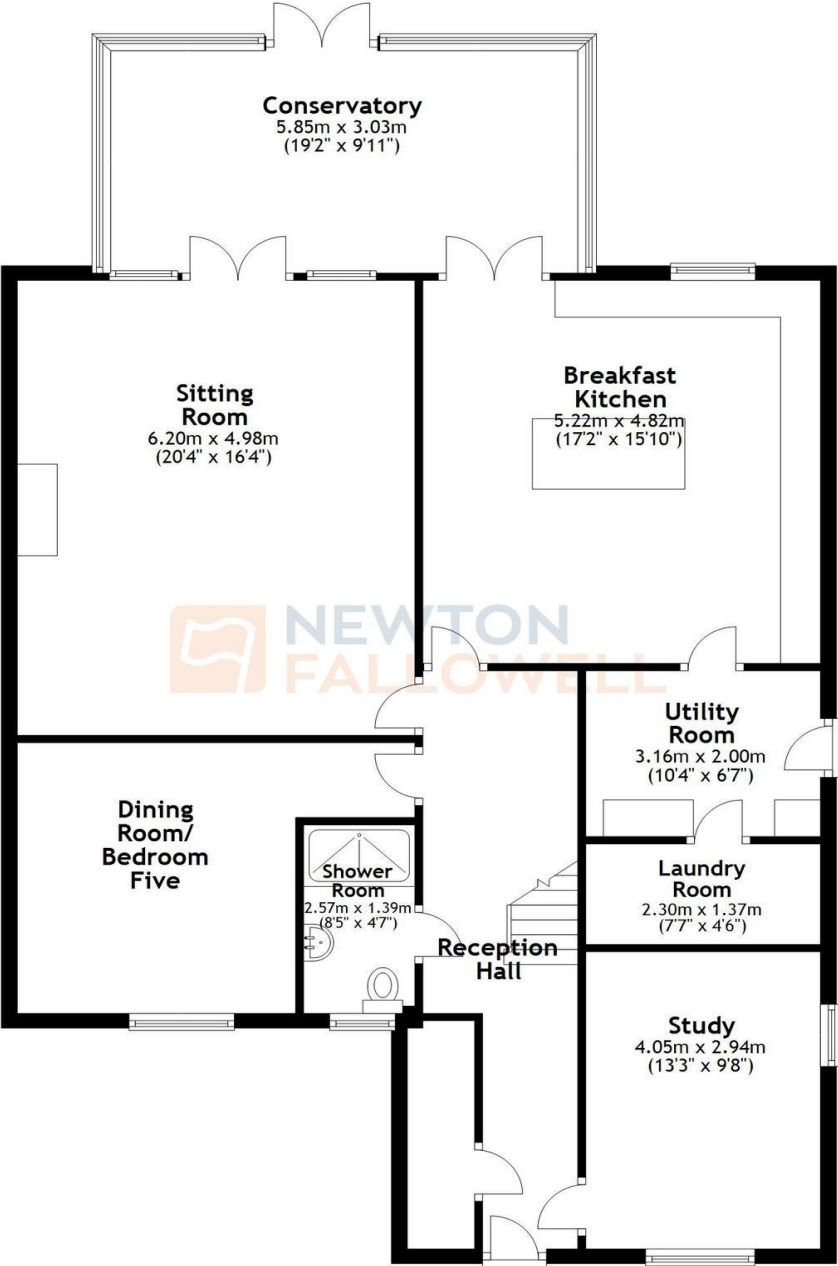


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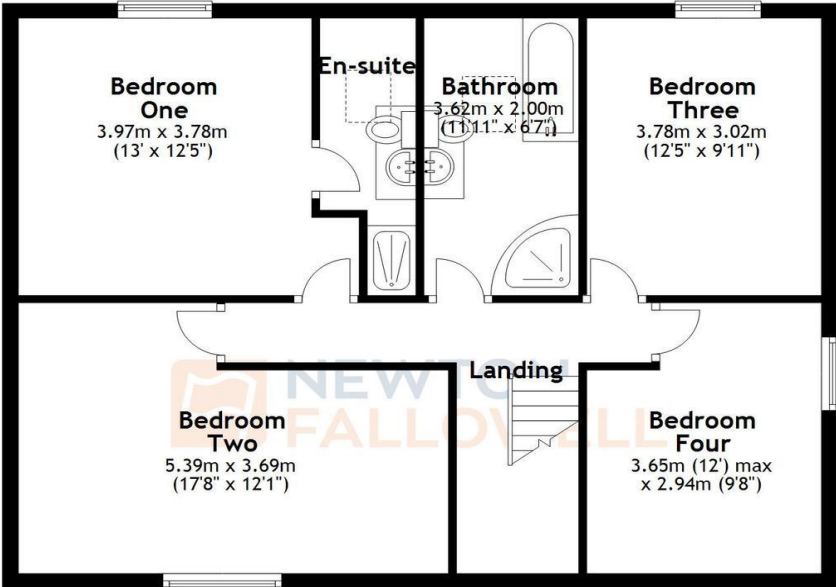


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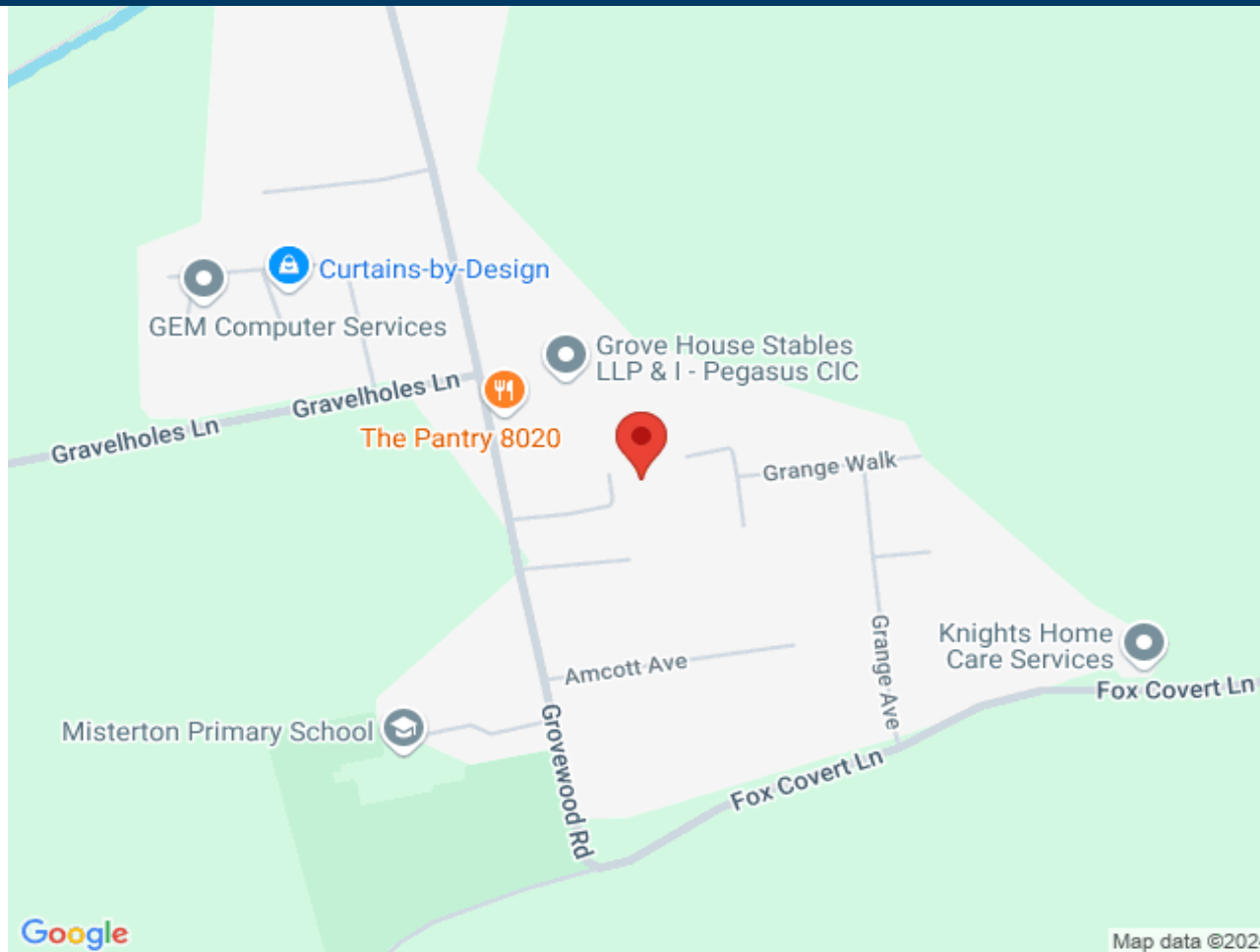
Ground Floor



First Floor



Total area: approx. 210.0 sq. metres (2260.1 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	83	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

