



17 Redwing Grove, Packmoor, ST7 4GE

Asking Price £369,950

- Upgraded Four-Bedroom Detached Family Home Offering Versatile Accommodation
- High-Spec Open-Plan Kitchen/Diner With Garden Access
- Stunning Landscaped Rear Garden With Elevated Patio, Lawns And Covered Garden Seating Area
- Extended Entrance Hall, Plus Upgraded External Covered Oak Porch
- Conservatory Providing Additional Accommodation
- Cul-De-Sac Location Ideal For Families
- Stunning Open-Plan Living, Two Spacious Reception Rooms
- Two En-Suite Shower Rooms Plus A Luxurious Family Bathroom With Roll Top Bath

17 Redwing Grove, Packmoor ST7 4GE

Unexpectedly Back On The Market Due To Fallen Chain

Book You Viewing Now To Not Miss Out

Beautiful & Stylishly Presented Four Bedroom Detached House



Council Tax Band: D



Covered Oak Entrance Porch

Reception Hallway

13'6" x 7'6"

Extended reception hallway having oak effect flooring, bespoke built in storage with double doors, radiator, double glaze window and modern composite front entrance door with full length glaze panel. Stairs to first floor landing, recessed LED lighting to ceiling opening through into dining room.

Lounge

18'8" x 10'2"

Having radiators, feature electric wall mounted fire, with LED realistic display, with timber mantle over. Coving to ceiling continuous oak effect flooring. Sliding fully glazed patio doors through to conservatory .

Dining Room

14'4" x 7'10"

Universal living space, currently utilised as a dining room, having UPVC double glaze window to the front aspect, radiator, continuous oak effect laminate flooring.

Conservatory

10'11" x 10'8"

Of UPVC construction, with polycarbonate roof and brick base. UPVC double glaze windows to the side aspect, allowing full views over the tranquil fully stocked rear gardens. Tiled flooring. Side entrance door with full glazed, decorative stained glass panel access onto the patio and gardens.

Half glazed side entrance door giving access through to integral utility store.

Utility Store

16'0" x 7'6"

Having shelving, LED lighting ceiling.

Open Plan Living and Dining Kitchen

26'9" x 11'3"

Having a range of white gloss wall mounted cupboard and base units, with contrasting

luxurious black granite works surfaces over, with matching upstand. incorporating breakfast bar with seating for 2 / 3 people. Range of quality integral appliances by Smeg, including a bank of units with incorporating integral Smeg double oven and combination grill and separate microwave oven, Smeg five ring touch control halogen hob with black granite splashback and chimney style extractor fan over. Additional Smeg electric combination oven and grill. Full length integrated fridge and freezer side-by-side. UPVC windows to the front & rear aspect, inset one and a half bowl ceramic sink with deck mounted mixer tap over. Integral dishwasher inset LED lighting to kickboards and tiled splashback. Glazed display cabinet. Concealed plumbing for washing machine, porcelain tiled floor.

Ground Floor Cloaks

Having a modern suite with WC and wash hand basin, set in vanity storage unit with grey gloss cabinetry and mixer tap. Three-quarter height tiled walls, continuous porcelain tiled floor. Modern style radiator.

First Floor Landing

Having access to loft space. Cupboard housing hot water cylinder with linen storage over.

Bedroom One

10'2" x 13'7"

(reducing to 3.35m)

Having a UPVC window to the front aspect, radiator, built-in double wardrobe with hanging rails.

Ensuite Shower Room

Having enclosed corner shower, with twin thermostatically controlled shower, wash hand basin set in grey vanity storage unit, with mixer tap over, low level WC. Shaver point, fully tiled walls, grey wood wash effect vinyl flooring, extractor fan. UPVC window to the front aspect.

Bedroom Two

8'8" x 10'11"

(plus wardrobe) Having a UPVC window to the front aspect, radiator, built in double wardrobe.

Ensuite shower

6'5" x 4'9"

Having an enclosed shower cubicle, with twin thermostatically controlled shower, low-level

WC, wash hand basin set in vanity storage unit, part tiled walls, Perspex splashback, extractor fan, chrome heated towel radiator.

Bedroom Three

8'3" x 8'0"

Having an integral built-in double wardrobe, UPVC window to the rear aspect, radiator.

Bedroom Four

9'10" x 6'9"

Having a UPVC window to the front aspect, radiator.

Family Bathroom

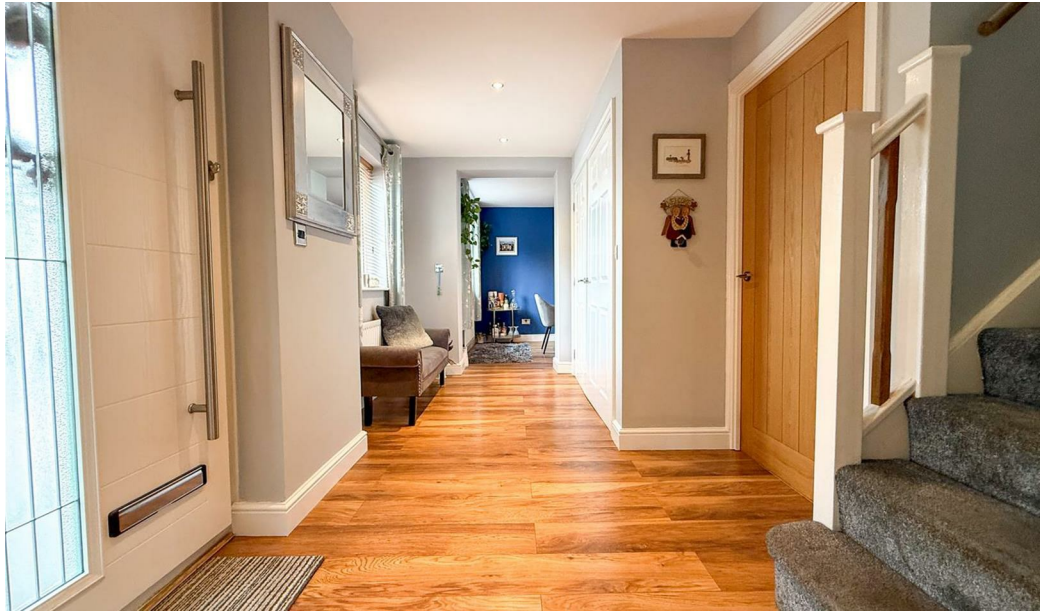
8'4" x 4'11"

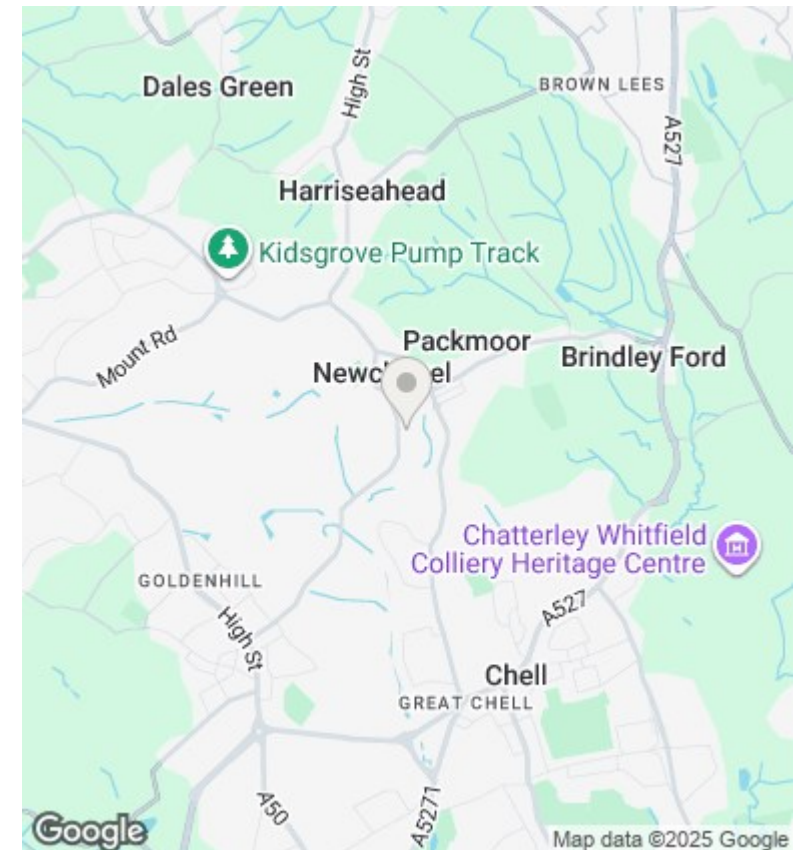
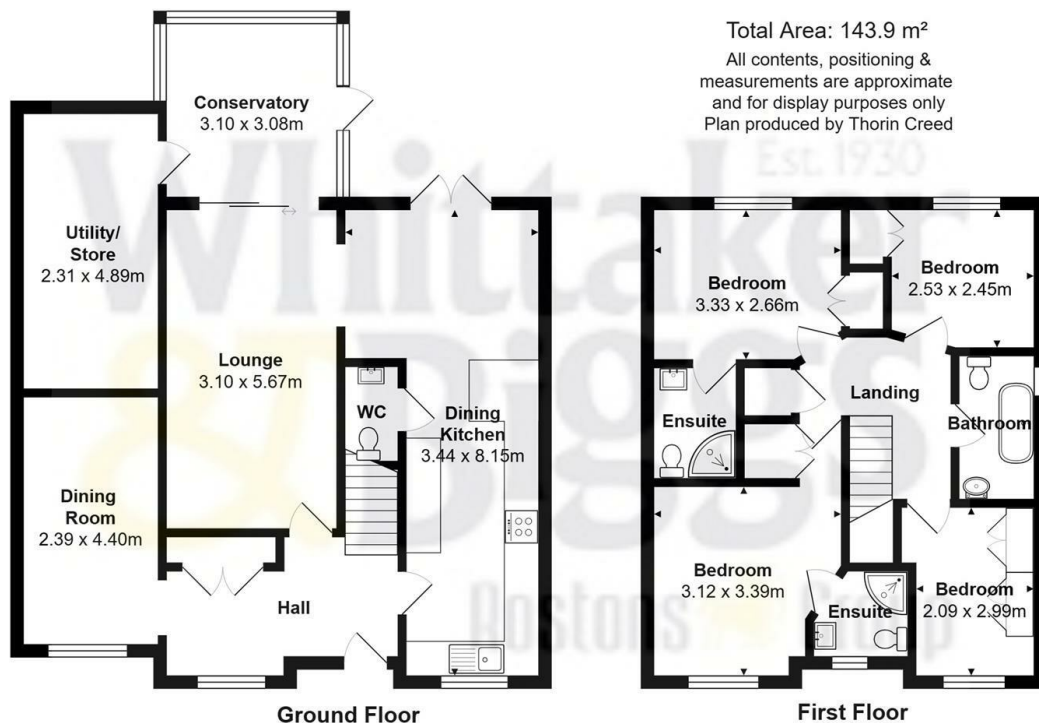
Having a roll top, freestanding bath with central deck mounted mixer and shower tap. Wash hand basin, low-level WC. Chrome heated towel radiator, three-quarter tiled walls, vinyl flooring, UPVC window to the side aspect, shaver point.

Externally

To the front of the property, there is an extensive block paved driveway providing off-road parking. Attractive front garden with established shrubs, plants and tree. Fully enclosed rear garden having multi level patio, lawned gardens and covered seating area.







Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		