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**RICHARD
POYNTZ**



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£520,000



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Richard Poyntz & Company is delighted to present this exceptional, modern, and larger-than-average four-bedroom detached home for sale. Ideally situated with excellent access on and off the Island, the property is conveniently close to local schools, bus routes, and Morrisons Local Supermarket.

A standout feature of this home is its expansive, hardstanding driveway, providing ample off-street parking. Inside, a spacious and welcoming hallway leads to a stylish ground-floor cloakroom, a generously sized lounge that seamlessly opens into a stunning kitchen/dining room. Skylight windows and UPVC double-glazed French doors enhance this bright and airy space, offering direct access to the much larger-than-average rear garden. The kitchen boasts elegant sage-colored units at base and eye level, a built-in oven and microwave, and a sleek four-ring induction hob.

Additionally, the ground floor includes a dedicated study—perfect for those working from home—a separate utility room, and a versatile playroom, originally part of the garage.

A spacious landing leads to four well-proportioned double bedrooms, including a luxurious master suite with a superb en-suite shower room. Completing the first floor is a contemporary three-piece family bathroom.

Externally, the impressive rear garden features a large decked area, a well-maintained lawn, and a stylish summerhouse, which is to remain. The property also benefits from gas-fired central heating.

Viewing is highly recommended to fully appreciate the space, style, and comfort this exceptional home has to offer.

Superb size four / Five Bedroom bedroom modern design detached house

Situated close to Morrisons Local Supermarket, bus routes and local schools

Spacious living accommodation throughout

Four good size double bedrooms

Three piece family bathroom

En-suite shower room

Cloakroom - Utility Room

Spacious Lounge

Study,

Stunning and very stylish fitted kitchen/breakfast room with high vaulted ceilings

Lots of Parking- Larger than average rear garden

Hall



Wooden entrance door to the front with obscured glazed insets to the hallway, coved to flat plastered ceiling, radiator, dado rail, spindle staircase to the first-floor accommodation with understairs store cupboard, doors off to the accommodation, laminate flooring.

Cloakroom



Coved to flat plastered ceiling, UPVC obscured double glazed window to the side, attractive modern tiling to the walls, tiling to the floor, heated chrome towel rail. A modern two-piece white suite comprising push flush w/c, sink with chrome mixer taps inset into a white gloss vanity unit

Lounge 21'x11'11 (6.40mx3.63m)



Superb size lounge with coved to flat plastered ceiling, radiator, opening to the dining room, laminate floor.



Kitchen/Breakfast Room 20ft9 x 8'11 (6.10m x 2.74m x 2.72m)



Flat plastered sloping ceiling with two skylight windows, UPVC French doors giving access to the rear garden, radiator, modern sage colour units at base and eye level with matching drawers all with chrome handles, square edge worksurface over, butler style sink with chrome mixer taps, four ring induction hob with separate waist height double oven with microwave, plumbing for washing machine, space for American style fridge freezer, tiling to splashback areas, wood flooring, ample room for dining room and chairs.



Bedroom Five / Reception Room 13 x 8 (3.96m x 2.44m)

Double-glazed window to the front elevation and radiator

Study 9'8x8'2 (2.95mx2.49m)

Coved to flat plastered ceiling, UPVC double glazed window to the side, radiator, laminate flooring.

Utility Room 8'3x5'6 (2.51mx1.68m)

Coved to flat plastered ceiling, UPVC double glazed door to the side plus UPVC double glazed window to the side, radiator, tiling to the splashback areas, laminate wood flooring. Modern Oak units at base and eye-level with chrome handles, plumbing for washing machine, space for American style fridge/freezer if required.

Playroom 13'x9' (3.96mx2.74m)

This was originally part of the garage, flat plastered ceiling, half UPVC double glazed door to the rear, radiator. Door giving access to the garage. Carpet.

First Floor Landing



Coved and textured ceiling, access to the loft, obscure glazed window to the side, dado rail, door to airing cupboard housing hot water cylinder, doors off to the accommodation, carpet.

Bedroom One 13'7x11'5 (4.14mx3.48m)



Superb size master bedroom, coved to flat plastered ceiling, UPVC double glazed window to the front, radiator, attractive feature wallpaper to one wall. A range of fitted wardrobes, door to en-suite, carpet.

En-Suite



Coved to flat plastered ceiling, obscured UPVC double glazed window to the side, attractive tiling to the walls and floor, chrome heated towel rail, push flush w/c, large sink with chrome mixer taps inset to white gloss vanity unit,

good size shower tray with glass screen and doors, and wall-mounted chrome shower.

Bedroom Two 11'11x10'3 (3.63mx3.12m)



A further good size double bedroom, coved and textured ceiling, UPVC double glazed window to the rear, feature wallpaper decor to one wall, carpet.

Bedroom Three 11'11 reducing to 9'10 x 10'4 (3.63m reducing to 3.00m x 3.15m)



Another good size double bedroom, coved and textured ceiling, UPVC double glazed window to the rear, radiator, attractive feature wallpaper decor to one wall, carpet.

Bedroom Four 9'5x9'2 (2.87mx2.79m)



Good size double bedroom, coved and textured ceiling, UPVC double glazed window to the front, radiator, dado rail, carpet.

Bathroom



Flat plastered ceiling, obscured UPVC double glazed window to the side, attractive modern tiling to the walls and floor, chrome heated towel rail. A three-piece white suite comprising push flush w/c, pedestal wash hand basin with chrome waterfall style mixer tap, "Pea" shaped panelled bath with chrome waterfall style mixer tap and separate chrome wall mounted shower over the bath, glass shower screen.

Front Garden



Large hardstanding driveway providing off-street parking which leads to the garage, chip slated area, wrought iron fencing to the boundaries.

Rear Garden



Large decked area with is ideal for table and chairs, decked pathway leading to the summerhouse, remainder laid to lawn with two bedded areas for plants/shrubs etc, fencing to the boundaries, gate to the side, outside tap and lighting.

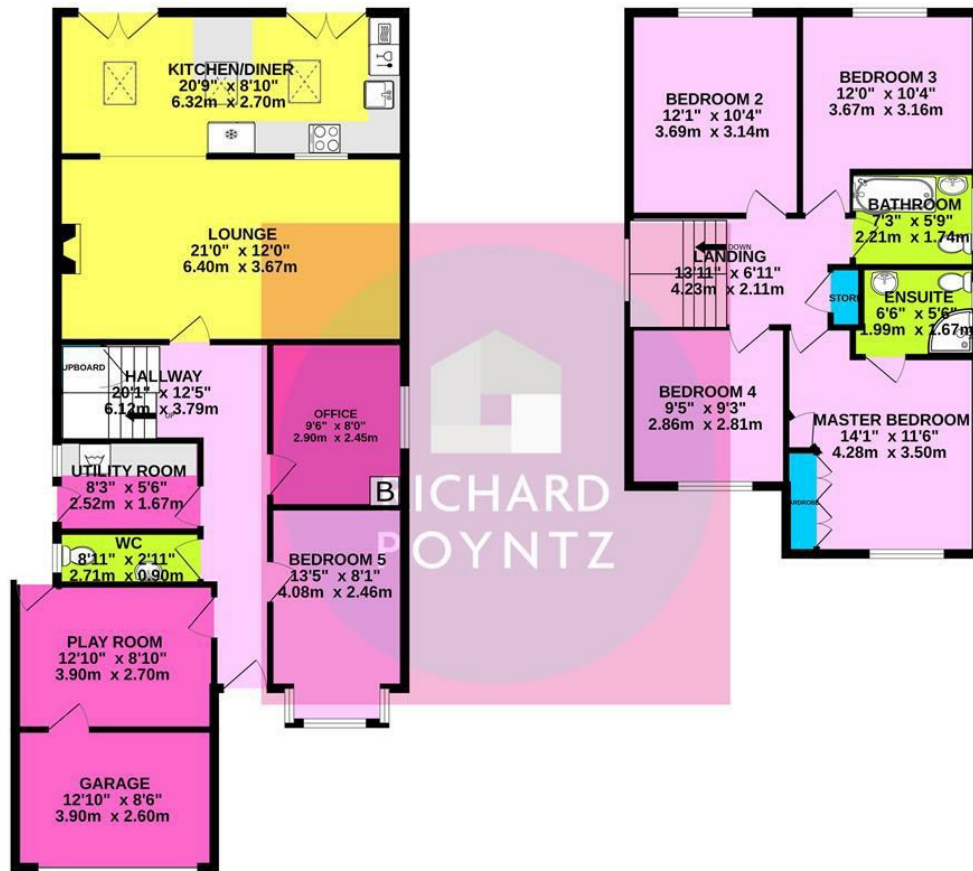


Garage

This is reduced in size and for storage only. Up and over door, power and light connected.

GROUND FLOOR

1ST FLOOR



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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