



Cookstown Close, Ninfield Battle TN33 9JS

welcome to

Cookstown Close, Ninfield Battle

Fox & Sons are proud to market Cookstown Close, an extremely charming FOUR / FIVE BEDROOM CHALET-STYLE BUNGALOW situated in the desired Ninfield Village - where tranquillity meets convenience. Surrounded by rolling countryside, yet just a short drive from essential amenities.



Location Highlights:

Perfectly perched in the charming Ninfield Village with quaint cottages, character houses, a friendly local pub and scenic countryside walks right on the doorstep. Easy access to nearby towns and transport links, excellent schools highly-rated by ofsted and a strong community feel. Cookstown Close is a collection of three gorgeous properties on a private road - one of which being this wonderful bungalow, perfect for those looking for a quieter place to call home, all while staying well-connected.

Ground Floor:

Entrance Hall

A spacious, bright & open entrance hall with powerpoints, radiator, storage and access to all ground floor accommodation and first-floor staircase.

Lounge

19' 6" x 14' 7" (5.94m x 4.45m)
A South-facing, triple-aspect room with large double-glazed windows with views of the garden, feature fireplace, radiator, powerpoints, TV point, carpet & good condition throughout.

Dining Room

14' 9" x 10' 11" (4.50m x 3.33m)
(Potential fifth bedroom) - Dual-aspect space featuring two double-glazed windows to the front & side-aspects, gas central heated radiator below, built-in storage, powerpoints and TV point.

Kitchen / Breakfast Room

19' 5" x 7' 10" (5.92m x 2.39m)
Equipped with a wide range of matching wall and base units, space for branded cooker & grill, extractor fan above, space & plumbing for washing machine / dishwasher, single sink & drainer unit with mixer taps and a double-glazed window above, space for a free standing fridge freezer, breakfast bar, powerpoints, tiled splashback & flooring and an additional double-glazed window and radiator to the side-aspect.

Seamlessly leading to...

Conservatory

13' 10" x 7' 6" (4.22m x 2.29m)
A full UPVC conservatory with elements of exposed brick, double-glazed door leading to the rear patio, electric heater, powerpoints and continued tiled-flooring.

Bedroom Three

14' 11" x 9' 11" (4.55m x 3.02m)
With two double-glazed windows to both side-aspects, double radiator,

Bathroom

9' 6" x 7' 10" (2.90m x 2.39m)
The modern & matching family suite benefiting from a paneled bath with chrome taps, low-level WC, clouded double-glazed window, corner plot walk-in shower with chrome attachments and shower head, wash hand basin with integral storage, radiator, tiled flooring and matching splashback panels surround.

First Floor:

Landing

Bedroom One

15' 6" x 14' 2" (4.72m x 4.32m)
A lovely master bedroom comprising a double-glazed window to the front-aspect with views over the garden, velux window, powerpoints, radiator and access to the en-suite.

En-Suite

11' x 5' 9" (3.35m x 1.75m)
Comprising a double walk-in shower tray with attachments, velux window, low-level WC, wash hand basin with integral storage, splashback matching tiles and spotlight lighting as well as an extensive storage cupboard (not shown on the floorplan).

Bedroom Two

12' 10" x 11' 8" (3.91m x 3.56m)
Benefiting from a double-glazed window to the side-aspect, velux window, radiator, powerpoints and a large integral storage cupboard.

Bedroom Four

11' 2" x 7' 9" (3.40m x 2.36m)
With a velux window, electric heated, powerpoints and carpet throughout.

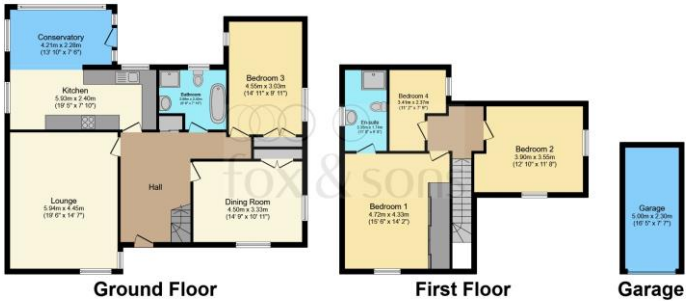
Outside:

Detached Garage

16' 5" x 7' 7" (5.00m x 2.31m)
Access via an up & over door, light, power and door to the rear.

Gardens

Enchanting, fully-lawned green gardens to the South / Westerly aspects with a range of mature shrubbery which offers the seclusion and privacy the property benefits from. Off-road parking for multiple vehicles, additional patio space with an outside tap. A gorgeous space overall for outside entertaining.



Total floor area 175.6 m² (1,890 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.foxandsons.com



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Cookstown Close, Ninfield Battle

- Detached Four / Five Bedroom Chalet-Style Bungalow
- Nestled in the Picturesque Village of Ninfield
- Semi-Rural Location with Private South-Facings Gardens
- Extensive Off-Road Parking & Detached Garage
- Meets Requirements for the Highly Rated 'Claverham Community College' Catchment Area

Tenure: Freehold EPC Rating: E

offers in excess of

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BOS112456 - 0004

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