



- STUNNING 5 BEDROOM FAMILY HOME
- CINEMA ROOM
- LUXURY SHOWER ROOM
- LARGE GARDEN WITH OUTDOOR KITCHEN / BAR / CUM

17 Moorcroft Avenue, Daws Heath Village, SS7 2UH

Guide Price £625,000 - £650,000

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## Property Description

### DESCRIPTION

GUIDE PRICE £650,000 to £700,000 What an AMAZING FAMILY HOME! Located in the HIGHLY SOUGHT AFTER VILLAGE OF DAWS HEATH is this exceptional property. With so many great features be quick to come along and take a look.

### ENTRANCE HALL

Composite entrance door with glazed panels leads to the contemporary style entrance hall. A feature staircase leads to the first floor with a walnut handrail and glass balustrade. Useful understairs storage. Feature grooved wood panelling to one wall and part of another. Radiator. Tiled floor.

### SHOWER ROOM

This superb room is beautifully decorated and comprises a low level wc with a concealed cistern, vanity hand wash basin with drawers under and a large walk in shower with display recesses. Obscure double glazed window to the side. Large built in storage cupboards. Feature vertical radiator. Extractor fan. Inset ceiling spotlights and LED lighting. Heated towel rail.

### CINEMA ROOM/BEDROOM FIVE

This fantastic room is a great place to watch a movie with the family. Double glazed bay window and a further double glazed window to the front both with plantation style shutters. A feature suspended ceiling with LED remote controlled coloured lights. Grooved wood panelling to part of one wall. Double radiator.

### KITCHEN/FAMILY ROOM

This stunning good size family space to the rear of the property has wide double glazed bi fold doors leading to the







rear garden. Tiled flooring. The Lounge area has a feature wall with a built in remote controlled fire, space for a wall mounted TV and display shelves with feature accent lighting. Feature brick wall. Vertical radiator. The kitchen area is superbly fitted with a range of units at eye and base level with granite work surfaces over. Central island unit incorporating a breakfast bar one side and 6 large drawers the other. Space for a USA style fridge freezer. 5 ring gas hob with an extractor cooker hood over. Double fan oven and a built in microwave. Single drainer sink unit with a 4 way mixer tap supplying boiling water, cold drinking water and hot and cold water. Pendant lighting over the island unit. Inset ceiling spotlights. Pull out larger cupboard. Further large larger cupboard and a corner storage cupboard.



#### STUDY/BEDROOM FOUR

This good size room has a double glazed window with plantation shutters to the front aspect. Double radiator. Coving. Built in storage cupboards with shelving to one wall. Feature panelling to the lower half of the walls.

#### UTILITY ROOM

This useful room off the kitchen is fitted with a range of units at eye and base level with work surfaces over. Single drainer stainless steel sink unit with a mixer tap over. Double glazed window to the rear. Wall mounted gas fired central heating boiler. Double radiator. Tiled floor. Space and plumbing for a washing machine dishwasher and tumble dryer. Inset ceiling spotlights.

#### BEDROOM ONE

This good size main bedroom has twin double glazed french doors and a double glazed window overlooking the rear garden. Vertical radiator. Access to large Eaves Cupboard



## BEDROOM TWO

Double glazed window to the rear. Radiator. Skylight window to the front. Access to eaves. Built in wardrobes and shelving.

## BEDROOM THREE

Double glazed window to the front. Fitted wardrobes. Access to the eaves. Double radiator.

## BATHROOM

This luxury bathroom is fitted with a 3 piece suite comprising a free standing bath with a floor mounted mixer tap and shower attachment. Vanity hand wash basin with cupboards beneath and adjacent. Low level wc with a concealed cistern and cupboards either side. Vertical radiator. Double glazed window to the front.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		

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