



JR Sales & Letting

**St Johns Road
Goffs Oak**



**£783,950
Freehold**

Stunning Nearly New Four-Bedroom Detached Home with Breathtaking Country Views

This beautifully presented four-bedroom detached home, built just two years ago, offers modern living in a picturesque setting with fantastic country views to the rear. Boasting a south-facing landscaped garden, this is a sun worshipper's delight, perfect for relaxing and entertaining.

The spacious open-plan kitchen/diner is the heart of the home, complimented by a separate living room, study, and a ground floor WC. Upstairs, there are four generously sized bedrooms, including a master with en-suite, plus a stylish family bathroom.

Additional features include a large double garage, driveway parking, and the peace of mind of an NHBC warranty.

This exceptional home offers modern comfort, stunning views, and an unbeatable location—early viewing is highly recommended! Contact us today to arrange a viewing.

- **Large Double Garage**
- **Driveway Parking**
- **Fantastic Country Views To The Rear**
- **South Facing Landscaped Garden**
 - **Open Planned Kitchen Diner**
 - **Living Room**
 - **Ground Floor WC & Fitted Study**
 - **Four Good Sized Bedrooms**
- **En-Suite To Master & Family Bathroom**
 - **NHBC Warranty**

Entrance

Opaque double glazed composite entrance door to the:-

Hallway

Karndean light oak LVT flooring. Radiator. Stairs to first floor with built in storage cupboard under. Door to:-

W.C.

Low flush W.C. with push button flush. Pedestal wash hand basin with mixer tap and tiled splash backs. Extractor fan. Radiator. Inset spotlights. Karndean flooring.

Study

7'10 x 5'5
Double glazed window to the front. Fitted plantation shutters. Radiator. Fitted desk, cupboard and drawers by Hammonds. Inset spotlights to ceiling.

Living Room

16'4 x 12'3
Double glazed window to the front. Fitted plantation shutters. Double radiator. Double doors to the:-

Open Plan Kitchen/Dining Room

26'6 x 11'3
Double glazed window to the rear. Double glazed bifolding doors with fitted blinds. Double radiator. Range of wall and base fitted units with light grey matt finish. Cupboard housing a Worcester boiler. Quartz stone worktops with upstands, splashbacks with underslung stainless steel 1 1/2 bowl sink with mixer tap. Built in dishwasher. Built in washing machine. Water softener. 5 ring induction hob with extractor fan over. Built in double oven. Integrated fridge freezer. Karndean LVT flooring. Inset spotlights. Breakfast bar with pendant lights above.

Landing

Access to loft space. Radiator. Inset spotlights to ceiling. Good size built in storage cupboard. Doors to:-

Bedroom 1

13'10 x 12'9 from the front of built in wardrobes
Double glazed window to the rear with fitted plantation shutters. Magnificent views of farmland. Radiator. Built in and fitted Hammond wardrobes. Door to the:-

En-Suite

Opaque double glazed window to rear. Fitted

plantation shutters. Tile enclosed shower cubicle with mixer valve and hand attachment. Low flush W.C. with concealed cistern and flush button. Semi-countered sink with mixer tap. Chrome towel radiator. Inset spotlights. Part tiled walls. Extractor fan.

Bedroom 2

9' x 13'1
Double glazed window to the front. Fitted plantation shutter. Radiator. Fitted wardrobes.

Bedroom 3

10'7 x 9'6 from the front of the fitted wardrobes
Double glazed window to the rear. Fitted plantation shutters. Radiator. Fitted wardrobes. Lovely views.

Bedroom 4

10'1 x 9'1
Double glazed window to the front. Fitted plantation shutters. Radiator.

Family Bathroom

Opaque double glazed window to the front. Fitted plantation shutter. Suite comprising of enclosed shower cubicle with mixer valve and hand attachment. Panel bath with mixer tap and hand attachment. Low flush W.C. with concealed cistern and push button flush. Semi countered wash hand basin with mixer tap. Chrome towel radiator. Ceramic tiled floor. Part tiled walls. Extractor fan. Inset spotlights to ceiling.

Garden

Side access via wooden gate. Large terraced patio paved area. Wrought iron balustrades with steps leading to a composite decking area. Astro turf lawn. Landscaped shrub and flower borders with lighting. Two power points. Water tap. Courtesy door to:-

Double Garage

20'11 x 20'8
Twin up and over power doors. Power and lighting. Fitted workbench.

Service Charge

Approx. £224 Per Annum, to cover the private road, communal gardens and attenuation pond



JR Sales & L



JR Sales & L



JR Sales & L



JR Sales & L





JR Sales & L



JR Sales & L




JR Sales & L




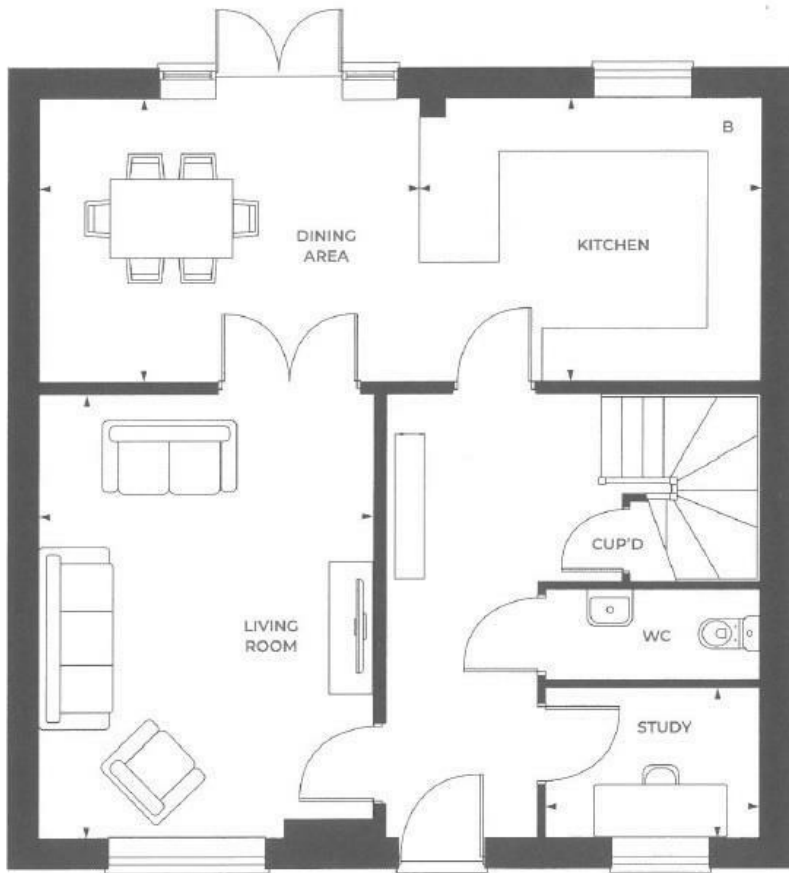
JR Sales & L





| Energy Efficiency Rating | | Current | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 93 |
| (81-91) B | | 86 | |
| (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  | |




GROUND FLOOR

| | | |
|--------------------|---------------|---------------|
| KITCHEN | 3.84m x 3.19m | 12'7" x 10'6" |
| DINING AREA | 4.27m x 3.19m | 14'0" x 10'4" |
| LIVING ROOM | 4.98m x 3.75m | 16'4" x 12'4" |
| STUDY | 2.40m x 1.68m | 7'11" x 5'6" |


FIRST FLOOR

| | | |
|------------------|---------------|---------------|
| BEDROOM 1 | 4.22m x 2.77m | 13'10" x 9'1" |
| BEDROOM 2 | 4.00m x 2.76m | 13'2" x 9'1" |
| BEDROOM 3 | 3.50m x 3.24m | 11'6" x 10'8" |
| BEDROOM 4 | 3.08m x 2.79m | 10'1" x 9'2" |



Total internal floor area: 135 sq m / 1455 sq ft