



Connells

Sadlers Close
Hardwick



Set in a cul-de-sac this spacious home benefits from kitchen/diner with three reception rooms. Upstairs hosts five bedrooms including two with ensuites and family bathroom. The private rear garden boasts a heated swimming pool and field views. Double garage and driveway parking complete this home.

Entrance Hall

Spacious entrance hall with door to front, window to side, storage cupboard, stairs to landing, two radiators, Amtico flooring.

Cloakroom

Window to front, vanity wash hand basin, tiled splash back, WC, tiled flooring, chrome heated towel rail.

Kitchen/Dining Room

17' 2" x 10' Max (5.23m x 3.05m Max)
Windows to rear and side, fitted kitchen with a range of wall and base units, granite work surfaces and upstands, inset sink with one and a half bowl and drainer, double electric eye level grill/oven, five burner gas hob, glass splash back, stainless steel cooker hood, integrated fridge and dishwasher, Quooker boiling water tap, plumbing for water softener, Amtico flooring.

Utility Room

9' 7" Max x 5' 8" (2.92m Max x 1.73m)
Wall and base units, work surfaces, stainless steel sink and drainer, tiled splash back, plumbing for washing machine, space for fridge/freezer and tumble drier, door to side, radiator, Amtico flooring.

Lounge

23' 11" x 13' 3" (7.29m x 4.04m)
Window to front, Bi-fold door to rear, network port, telephone point, Log burner, three radiators.

Study

13' 1" x 10' 4" (3.99m x 3.15m)
Window and French door to side, two radiators.

Dining/Cinema Room

13' 2" x 13' 1" (4.01m x 3.99m)
Window to rear, radiator, network ports.

Landing

Split staircase leading to bedroom one and entrance hall, galleried landing, loft access, airing cupboard, radiator.

Bedroom One

24' 6" Max x 17' 3" Max (7.47m Max x 5.26m Max)
Four windows, three to front and one to side, door to walk in wardrobe with hanging space and shelves, three radiators, network ports, television point, restricted head height.

Ensuite

Bath with mix tap and hand held shower, wash hand basin, WC, extractor fan, part tiled radiator.

Bedroom Two

12' 7" + Wardrobes x 13' 2" Max (3.84m + Wardrobes x 4.01m Max)

Window to rear, three door built in wardrobe with slide mirror doors, network port, radiator.

Ensuite

Window to side, shower cubicle, vanity wash hand basin, WC, fully tiled, extractor fan.

Bedroom Three

13' 2" x 13' 3" Max (4.01m x 4.04m Max)

Window to rear, double fitted wardrobe, network port, radiator.

Bedroom Four

11' 4" + Wardrobe x 9' 9" (3.45m + Wardrobe x 2.97m)

Window to front, three door wardrobe built in with slide mirrored doors, network port, radiator.

Bedroom Five

13' 2" x 8' 8" + Wardrobe (4.01m x 2.64m + Wardrobe)

Window to rear, double built in wardrobe, network port, radiator.

Bathroom

Window to side, walk in shower with digital shower control, vanity wash hand basin with mixer tap, WC, bath with mixer tap, part tiled, extractor fan, chrome shaver point, heated towel rail.

Loft

Boarded loft with lights and power, TV aerial, network distribution panel.

Front Garden

Driveway parking for up to four cars, light, leading to porch and front door.

Side Garden

Fence enclosed south facing private garden, solar heated swimming pool 14' x 28' with telescoping cover, planted border, patio area, lights, gate to front.

Rear Garden

Fence enclosed west facing private garden with view to rear over paddock area, planted borders, patio area, laid to lawn with brick edging, shingle sections, pond with water feature, outside tap and lights, gate to front, outside sockets, gated section for storage, logs and water butts.

Double Garage

18' 4" Max x 17' 11" Max (5.59m Max x 5.46m Max)

Double garage with two electric doors, EV charger, window to rear, light and power, network ports, pool plant, solar panel controls, gas central heating boiler and hot water tank, door to side.









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.focalagent.com

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Tenure: Freehold

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