



## Hole Lane, Sunnyside

A rare opportunity has become available to rent this unique property which sits in extensive grounds and located in a tree lined area close to open country-side and boasting around 2,700 sq.ft. of living space. Having been beautifully upgraded and maintained over the years by the present owners the property sits within large mature gardens affording a high level of privacy. Generous living accommodation includes: three reception rooms, stylish kitchen with adjacent utility and guest cloakroom, four double bedrooms with ensuite to the principal bedroom and a stylish family bathroom. Available June 2024

**£2,200 pcm**

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### ENTRANCE HALLWAY

The welcome reception hall leads to the dining room, two front-facing reception rooms, and stairway to the first floor landing. It has wood flooring with a distinctive border. Original partially glazed wood doors provide a high level of natural day light. The oak staircase has attractive carpet which leads you to the upper landing. The original internal doors blend admirably with the solid wood staircase.



### FIRST RECEPTION ROOM

The reception area, which the current owners use as a game room, features dual-aspect windows allowing for a high level of natural light. It has wood flooring throughout.



### SECOND RECEPTION ROOM

Perfect for relaxing the lounge has a gas stove burner which is housed in a rustic exposed brick chimney breast. The lounge is decorated in neutral tones with carpet flooring and includes a bow window, an impressive feature to this family space.



### DINING ROOM

The dining room, which exudes character, features a feature chimney breast and French doors that open to a sizable patio area that is perfect for al fresco eating. The neutral decor and luxury vinyl flooring creates the ideal setting for family meals. An internal lobby leads to the kitchen.



### KITCHEN/BREAKFAST ROOM

With a contrasting quartz worktop, the kitchen's outstanding selection of high gloss wall and base cabinets is sure to wow! Four people can sit at a breakfast bar, which also features a halogen hob built into the worktop. The dual zone wine chiller, double oven, microwave, and dishwasher are just a few of the astounding array of integrated appliances. Luxury Vinyl flooring, LED lights extending below the cabinets, and ceiling-mounted downlights complete the design.



### UTILITY ROOM

Adjacent to the kitchen sits the utility which has additional high gloss storage cabinets along with plumbing for both washing machine and dryer.



### MAIN BEDROOM

The spacious master bedroom has a bow window that extends from the ground floor. An astonishing array of fitted wardrobes, feature fire surround and luxury carpet complete the design of this impressive space.



### ENSUITE

The ensuite, which was formerly the fifth bedroom, is entirely tiled, has a double ended bath with taps centrally placed, a walk-in shower, his and hers washbasins set into vanity units, and an LED mirror above.



## BEDROOM TWO

This bedroom shares the same distinctive bow window as the master suite, along with carpeting, and an amazing selection of fitted wardrobes.



## BEDROOM THREE

A further double bedroom has carpeting and contemporary fitted mirrored wardrobes.

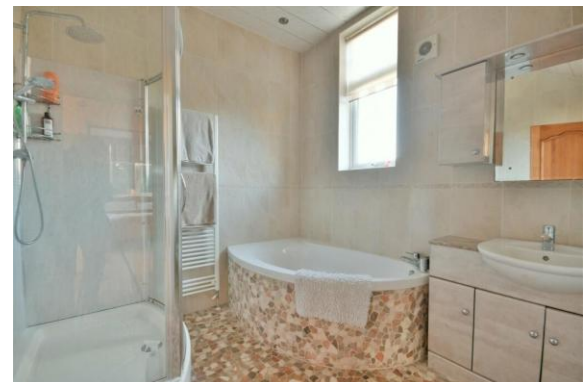


## BEDROOM FOUR



## FAMILY BATHROOM

The family bathroom is completely tiled, with great natural light, a shower cubicle, a modern corner bathtub, a vanity unit with an inset washbasin, mirrored wall cabinets above, and a ladder radiator.



## EXTERNALLY

Sitting in substantial mature gardens the tree lined entrance guides you along the drive which provides parking for numerous cars. The vast gardens are divided into a number of distinct sections, including a sizable paved seating/lunching area leading from the dining room, raised borders, a wooded area with mature trees where the summer house sits and extensive lawns.



## GARDENS



## HOLDING FEE

If you wish to let one of our rental properties we will require a holding deposit equivalent to one weeks rent.

Should these application forms not be returned Suzanne Graham Estate Agents will be obliged to start re - marketing the property. The holding deposit is NON REFUNDABLE .

## CREDIT AND REFERENCE

Please note that Suzanne Graham Estate Agents have an obligation to all of our landlords to credit and reference check each adult hoping to live in one of our rental properties.

The first criteria of the credit check refers to Annual Income and requires that the Tenant(s) (jointly) earn in excess of 31 times the rent.

Should this not be the case we are obligated to ask for a UK Guarantor whom would meet this criteria OR Six Months Rent In Advance.

## INITIAL MONIES

On the day you sign the lease to start the tenancy agreement we require the following initial monies:

First months rent

+

Damage Deposit (1 Months Rent)

The holding deposit paid to secure the property is deducted from the above amount.

**NOTE FROM SUZANNE**

Myself and my team endeavour to make our sales particulars accurate and reliable in line with the Consumer Protection Regulations of 2008 and the Business Protection from Misleading Marketing Regulations 2008. All details have been reported to us via our homeowners in good faith and nothing is deemed to be a statement that the property is in good structural condition or otherwise. Please satisfy yourself that all services, systems, appliances, facilities and equipment are in good working order as they have not been tested by us and we cannot guarantee their operating ability or efficiency; They do not constitute or form part of any offer or contract. All measurements, floor plans, reference to areas and distances are approximate. They are to be taken as a guide to you, a prospective buyer / tenant; They may not be exact, precise or to scale and some of our particulars may well be awaiting vendor approval. It is unlikely that my team and I will have seen sight of the relevant documentation to verify tenure, lease, fixtures and fittings, planning/building regulation consents or build warranty prior to marketing. As an agency we work hard to ensure our service to you is honest, fair and completely transparent. If you were ever to find yourself to be in a situation without satisfactory in-house resolve, rest assured; Suzanne Graham Estate Agents are members of TPOS (The Property Ombudsman Scheme) and follow the TPO Code of Practice, raising standards across our industry. Should you require clarification or further information on any of these points, please contact us; especially if you are traveling some distance to view.

