



Newell Close, Arrington, SG8 0AZ

welcome to

Newell Close, Arrington

An extremely spacious and well-presented 4 double bedroom detached family home also benefiting from separate lounge and dining rooms and lovely fitted kitchen/breakfast room. Backing onto National Trust woodland, this property should be viewed at the earliest opportunity.



Entrance Hall

Spacious entrance hall with turning staircase to first floor landing, under stairs storage cupboard, personal door to garage, radiator, underfloor heating.

Cloak Room

Suite comprising low flush WC, wash hand basin, part panelled walls, radiator, double glazed windows to rear.

Lounge

16' 3" x 11' 9" (4.95m x 3.58m)

Feature fireplace with multi-fuel stove with hearth and surround with mantle and chimney breast over. Radiator. Double glazed double doors and windows to rear. Underfloor heating.

Dining Room

13' x 9' 11" Plus bay window to front (3.96m x 3.02m Plus bay window to front)
Radiator. Double glazed bay window to front.

Kitchen/Breakfast Room

18' 3" max x 15' 4" max (5.56m max x 4.67m max)

Lovely fitted kitchen/breakfast room with views onto the rear garden and national trust land. Superb fitted kitchen with induction hob, integrated combination microwave/oven/grill, 1 1/2 bowl sink with mixer taps and work surface surrounds, generous range of base and wall units, double glazed double doors and windows to rear garden, 2 radiators, breakfast bar, underfloor heating.

The kitchen/breakfast room opens onto further utility room where there is a further 1 1/2 bowl sink unit with mixer taps and work surface surround, radiator, double glazed window to side.

First Floor Landing

Skylight window. Radiator. Hatch to loft. Large linen cupboard. Study area with further double glazed window to front.

Bedroom One

16' 2" x 11' 8" (4.93m x 3.56m)

Built in wardrobes. Radiator. Double glazed windows to rear with views onto national trust land. Door to en-suite.

En-Suite

Suite comprising large shower cubicle, bath with mixer tap shower attachment, low flush WC, wash hand basin, towel radiator, part panelled walls, double glazed window to rear, underfloor heating.

Bedroom Two

14' 6" x 9' 10" (4.42m x 3.00m)

Radiator. Double glazed window to front.

Bedroom Three

10' 1" x 9' 9" (3.07m x 2.97m)

Radiator. Double glazed window to rear.

Bedroom Four

10' 7" x 9' 11" (3.23m x 3.02m)

Radiator. Double glazed window to front.

Bathroom

Suite comprising bath with mixer tap shower attachment, low flush WC, wash hand basin, radiator, wall tiling, skylight window.

Outside Gardens

A particular feature of the property are the lovely landscaped gardens with paved terrace leading to a shaped lawn with a wide variety of shrubs and trees to borders. There is also a decked terrace to the end of the garden and a lovely detached Brick and timber built workshop/hobby room with both light and power. Discreetly positioned there is also a log store and oil tank.

Garage

Garage with up and over doors with light and power together with off-road parking to the front and gate for side and rear access.



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Newell Close, Arrington

- Extremely spacious and well-presented detached family home.
- Backing onto National Trust land.
- 4 double bedrooms with en-suite to master.
- Lovely fitted kitchen/breakfast room.
- Separate lounge and dining rooms.

Tenure: Freehold EPC Rating: D

£650,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109964 - 0005

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