



# Cole Close Saxon Fields

Ashwells are pleased to offer this three bedroom family home located on the popular Saxon Fields development backing onto a nature reserve. This property has been totally renovated from top to bottom to an exacting standard with high spec features. The property benefits from European Oak flooring flowing throughout the property, en-suite and family shower room with Roca and Hansgrohe products, kitchen/dining room with many integrated Bosch appliances, downstairs cloakroom, full width conservatory, utility room and comes to the market with no chain.

TOTALLY RENOVATED THROUGHOUT  
EUROPEAN OAK FLOORING TO ALL FLOORS  
HIGH END APPLIANCE PRODUCTS  
NEW SOFFITS/FACIAS/FENCING  
FULL WIDTH CONSERVATORY  
EN-SUITE  
UTILITY  
GENEROUS SIZE GARDEN  
NO CHAIN



## ENTRANCE

### HALLWAY

European Oak flooring, radiator and stairs to first floor.

### DOWNSTAIRS CLOAKROOM

Low level wc, obscure glass window to front aspect, corner hand basin, radiator and extractor fan.

### KITCHEN/DINING ROOM

Brand new kitchen with a generous range of eye and base level units with solid wood worktops over, Butler style sink unit with swan neck mixer tap, drainer and a waste disposal unit under, five ring gas hob with unique Bosch extractor over, integrated oven, integrated plate warmer, integrated coffee machine, integrated dishwasher, integrated fridge/freezer, brand new wall mounted boiler, further base level units with solid oak worktop and a plethora of storage, ample room for table and chairs, radiator, windows to front and rear, inset ceiling lights and door to conservatory.

### CONSERVATORY

A full width conservatory flooded with natural light with European Oak flooring, radiator, doors to rear garden and door to utility room.

### UTILITY ROOM

Ample cupboard space, space and plumbing for appliances, access to part garage providing additional generous storage.

### LIVING ROOM

Window to front aspect, radiators and French doors to conservatory.

## FIRST FLOOR

### LANDING

Bespoke stair cladding leading to the landing, window to rear aspect and doors to bedrooms.

### BEDROOM THREE

Window to rear aspect and radiator.

### BEDROOM TWO

Window to front aspect, radiator, access to loft and built in wardrobe.

### MASTER BEDROOM

Window to front aspect, radiator, walk in wardrobe with generous storage and door to en-suite.

### EN-SUITE

Large shower cubicle with rain head shower and an additional attachment, Roca low level wc, hand basin with mixer tap and vanity under, inset ceiling lights, obscure glass window to side aspect and extractor fan.

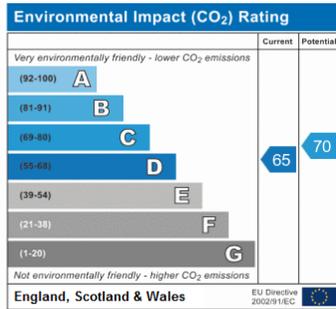
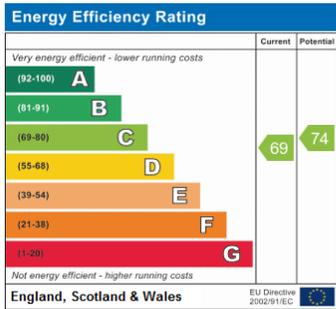
### FAMILY BATHROOM

Suite comprising bath with shower over, low level wc, hand basin, obscure glass window to rear aspect and radiator.

### OUTSIDE

Externally the property benefits from new soffits and fascias, driveway parking, shingle areas to the front, gate for side access, the generous rear garden is mainly laid to lawn and enclosed by new fencing.





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