



## Foxfield Close Kenton Bank Foot

This magnificent property has been decorated to an exceptional standard and benefits from upgraded facilities and a superb position within this highly sought after estate. The front door opens to a welcoming reception hall with an under stairs utility area, access to the garage and a useful ground floor WC. There is a comfortable lounge with a lovely outlook and a luxurious open plan kitchen dining room with bifold doors opening to the landscaped garden. Stairs lead to a generous first floor landing and the elegant master bedroom with fitted wardrobes and a stylish en-suite shower room. Completing the layout is the contemporary family bathroom and a further three sizeable bedrooms. Externally there is a driveway to the front leading to an integral garage. There is a garden to the front and a beautiful enclosed garden to the rear with a patio and decked area for entertaining, a well-proportioned lawn and raised beds. Kenton Bank Foot benefits from excellent amenities including highly regarded schools, a range of shops locally, transport links including a Metro station and a lovely gastro-pub 'Twin Farms'. This property absolutely must be viewed to appreciate its size and fabulous presentation.

## Offers Over: £360,000

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# Foxfield Close

## Kenton Bank Foot

The Accommodation Comprises:

**HALLWAY:** The front door opens to a welcoming entrance hallway with windows to the front, a carpeted area, luxury click flooring, a door to the garage and an extremely useful utility cupboard under the stairs. The utility cupboard benefits from plumbing for a washing machine, a work surface ideal for ironing, space for a dryer and an extractor fan.



**KITCHEN/DINING ROOM 17'1 max into recess x 19' max into recess (5.21m x 5.79m)** The elegant kitchen benefits from gloss units with work surfaces, a sink unit inset, high quality integrated Hotpoint appliances including an electric oven with a warming drawer, an electric hob with cooker hood above, fridge freezer, dishwasher and microwave oven. This wonderful room has a sizeable dining area with bifold floors opening to the patio in the garden, luxury click flooring, radiators, spotlights and an extractor fan.



**GROUND FLOOR WC:** There is a stylish WC with a push button WC, wash hand basin, part tiled walls, an extractor fan, spotlights, radiator and luxury click flooring.

**LOUNGE 11'8 x 14'3 (3.56m x 4.34m)** A comfortable lounge with a window to the front, carpet and radiator.



**LANDING:** Stairs lead to a well-proportioned landing with a window to the front, carpet, a storage cupboard with central heating boiler and a radiator.

### Tenure

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.  
P00006031/EC/RH/191220/V.1



**MASTER BEDROOM** 13'6 plus recess x 12' max plus wardrobes (4.12m x 3.66m) The luxurious master bedroom benefits from two windows to the front, fitted wardrobes, carpet and a radiator.

**EN-SUITE SHOWER ROOM:** A contemporary en suite with walk in shower enclosure boasting a Vado touch screen control shower, a push button WC, wash hand basin inset to a feature storage unit, part tiled walls, luxury click flooring, window to the side, spotlights, a bespoke storage cupboard and extractor fan.



**BEDROOM TWO** 11'7 x 9'9 (3.53m x 2.97m) A beautiful room with a window to the front, carpet and radiator.



**FAMILY BATHROOM:** The stylish family bathroom has a bath with shower over, a wash hand basin inset to a feature storage unit, push button WC, part tiled walls, a decorative alcove with shelving, luxury click flooring, a heated towel rail, spotlights and extractor fan.

**BEDROOM THREE** 9'10 x 9'10 (2.99m x 2.99m) This well-proportioned bedroom has a window to the rear, carpet and a radiator.



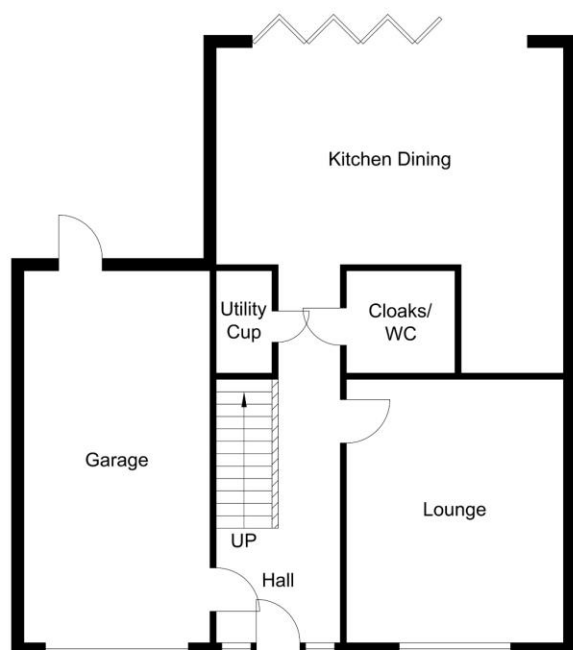
**BEDROOM FOUR** 9'10 x 9'5 (2.99m x 2.87m) This bedroom is currently being used as a study and benefits from a window to the front, carpet and a radiator.

**GARAGE** 9'8 x 19'9 (2.95m x 6.02m) The generous garage has an up and over door, a door to the rear garden, lighting, power and an electric charging point.

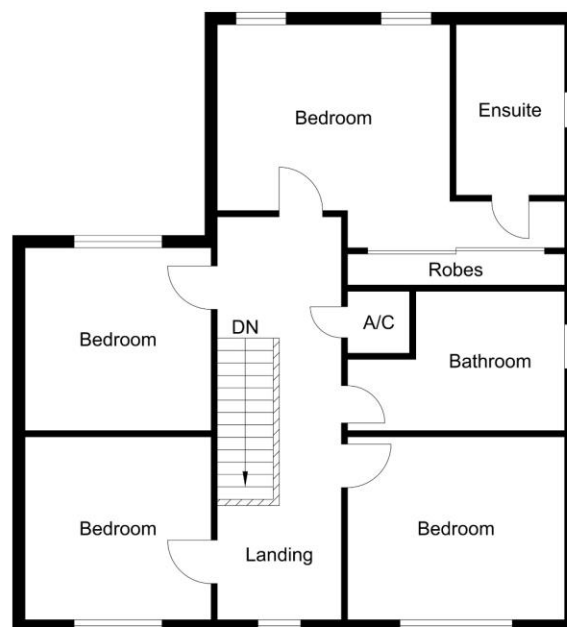
**GARDEN:** To the front there is a lawn and driveway leading to the garage. The rear has a landscaped garden with raised beds, a sizeable lawn, fenced boundaries and a patio area.



Score	Energy rating	Current	Potential
92+	<b>A</b>		94   <b>A</b>
81-91	<b>B</b>	85   <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



Ground Floor



First Floor

## 35 Foxfield Close

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 2

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