



* IMMACULATELY PRESENTED DETACHED FAMILY HOME OFFERED FOR SALE BY MOTIVATED VENDORS * EXTENDED & MUCH IMPROVED BY CURRENT VENDORS * PROVIDING VERSATILE FAMILY FRIENDLY ACCOMMODATION * SHOW HOME CONDITION * SET ON ONE OF THE PREMIER PLOTS WITHIN THIS SOUGHT AFTER DEVELOPMENT * TWO GOOD SIZED RECEPTION ROOMS * HIGH SPECIFICATION REAR ASPECT KITCHEN / BREAKFAST ROOM * FOUR GOOD SIZED BEDROOMS * EN SUITE SHOWER ROOM * RECENTLY REFITTED LUXURIOUS FAMILY BATHROOM * GARAGE AND AMPLE OFF-ROAD PARKING * BEAUTIFULLY PRESENTED REAR GARDEN * WALKING DISTANCE TO HIGHLY REGARDED SCHOOLS & MAINLINE TRAIN STATION OFFERING FAST & FREQUENT SERVICES TO LONDON * OPEN FIELDS & COUNTRYSIDE WALKS NEARBY * AN INTERNAL VIEWING IS STRONGLY ADVISED TO FULLY APPRECIATE THIS STUNNING HOME *

ENTRANCE HALL

Providing access to all ground floor accommodation with composite front door to the side aspect. Radiator. Fitted carpet. Home alarm system control panel. Coved ceiling. Stairs rising to first floor accommodation.

CLOAKROOM

Tastefully fitted to comprise a close-coupled WC. Wash hand basin set into a vanity unit. Fully-tiled walls. Parquet flooring. Coved ceiling. Double glazed window to the side aspect.

LOUNGE

A large room with double glazed windows to the front aspect with fitted shutters. Feature marble fire surround with open fire and bellows grate. Radiator. Multi-HDMI TV point. Karndean flooring. Coved ceiling. Large under stairs cupboard.

DINING ROOM

Accessed via the lounge and the kitchen with double glazed UPVC french doors to the rear garden. Radiator. Karndean flooring. Feature exposed brick work to one wall. Coved ceiling.

KITCHEN

The centre piece of the home, a large rear aspect premium fitted kitchen comprising an extensive range of wall, drawer and base level units with quartz work surfaces. One and a half sink unit. Integrated NEFF appliances to include: 5 ring induction hob, twin hide and slide eye level ovens, pantry fridge, microwave oven. Built-in wine chiller. Feature island with quartz work surface, breakfast bar, storage units and drawers. Cupboard housing wall-mounted gas boiler. Useful recess space currently housing a wine collection. Vertical radiator. Karndean flooring. Inset spotlights to the ceiling. Twin double-glazed windows to the rear aspect. UPVC double glazed door to the rear garden. UPVC double glazed door leading to the inner hallway.

INNER HALL

Providing additional storage space and alternative "muddy boot" access to all ground floor accommodation and onward access to the garage. UPVC door leading to the front of the property. Wall light points. Power points. Door to the garage.

LANDING

Providing access to all first floor accommodation. Hatch to insulated loft space. Fitted carpet. Radiator. Coved ceiling. Airing cupboard housing the insulated hot water tank.

MASTER BEDROOM

A large and well equipped bedroom with double-glazed window to front with fitted shutters. Extensive range of fitted wardrobes and drawers. Radiator. Fitted carpet. Coved and textured ceiling. TV point with twin HDMI points.

ENSUITE BATHROOM

Fitted to comprise a close coupled WC. Pedestal wash hand basin. Paneled bath with shower. Fully-tiled walls and floor. Radiator. Coved ceiling. Double glazed window to the front.

BEDROOM TWO

Double glazed window to the rear. Radiator. Fitted carpet. Coved ceiling.

BEDROOM THREE

Double glazed window to the rear. Radiator. Wood laminate flooring. Coved ceiling.

BEDROOM FOUR

Double glazed window to the rear. Radiator. Wood laminate flooring. Coved and textured ceiling. Storage cupboard.

LUXURIOUS FAMILY BATHROOM

Recently refitted and tastefully presented to comprise a close coupled WC with concealed cistern. Wash hand basin set into a large vanity unit. Part-tiled walls. Walk in shower enclosure. Paneled bath. Shaver socket. Tiled floor. Coved ceiling. Inset spotlights in the ceiling. Heated towel rail. Wall light points.

TO THE FRONT

A large driveway providing off-road parking for up to 5 cars and onward access to the garage. Shrub borders and hedges to boundary.

GARAGE

An integral garage with remote controlled roller door to the front providing vehicular access. Door leading to the rear garden. Already installed wiring for a 7 kW electric car charging point with surge protection. Wall mounted storage and base level units with work surfaces and inset drainer sink. Space and plumbing for washing machine. Electricity meter.

REAR GARDEN

A characterful landscaped garden offering a variety of established shrubs, plants and small trees. Recently installed timber summer house with windows, power and lighting. Garden shed. Water feature. Gated pedestrian access. Boundary fencing and feature boundary brick wall.

N B

Services and appliances have not been tested.

VIEWING

By appointment through Bradshaws.

DISCLAIMER

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

NOTE

These are preliminary property particulars that have not been approved by the vendor.

