



* IMMACULATELY PRESENTED DETACHED FAMILY HOME * MUCH IMPROVED BY CURRENT VENDORS FROM ORIGINAL NEW BUILD SPECIFICATION * BETTER THAN SHOW HOME CONDITION * ARGUABLY SET ON ONE OF THE PREMIER PLOTS WITHIN THIS SOUGHT AFTER DEVELOPMENT * OPEN ASPECT TO THE FRONT AND OVERLOOKING A GRADE II LISTED MANOR HOUSE * THREE GOOD SIZED RECEPTION ROOMS * TRIPLE ASPECT KITCHEN / BREAKFAST / FAMILY ROOM * UTILITY ROOM * FOUR GOOD SIZED BEDROOMS ALL WITH BUILT-IN WARDROBES * EN SUITE SHOWER ROOM * FAMILY BATHROOM * DETACHED DOUBLE GARAGE AND OFF ROAD PARKING FOR FOUR VEHICLES * A LARGE AND BEAUTIFULLY PRESENTED SOUTH FACING REAR GARDEN * INTERNAL VIEWING IS STRONGLY ADVISED TO FULLY APPRECIATE THIS STUNNING HOME *

Bradshaws are delighted to offer for sale this immaculate and "better than show home" executive style family home set on arguably the best plot within this popular Bidwell development. Open aspect and overlooking a pretty Grade II Listed Manor House to the front with a larger than average rear garden that has benefitted from a number of thoughtful additions such as attractive and well stocked patio and decking areas, raised railway sleeper flower bed and fruit trees. We strongly recommend an internal and external viewing to fully appreciate all "no expense spared" additions that this property has to offer over the new build equivalent.

Entrance Hall

Providing access to all ground floor accommodation. Double glazed door with frosted panes either side to the front aspect. Karndean flooring. Large under stairs storage cupboard. Radiator. Ground floor central heating thermostat. Inset ceiling spotlights.

Study

8'0" x 7'1" (2.45m x 2.17m)

Dual aspect room with double glazed windows to the front and side aspects overlooking Grade II Listed Manor House. Karndean flooring. Radiator.



Cloakroom

Fitted to comprise close couple w/c and pedestal wash hand basin. Radiator. Inset ceiling spotlights. Obscure double glazed window to the side aspect.



Kitchen / Breakfast / Family Room

19'1" x 12'0" plus box bay window (5.83m x 3.67m plus box bay window)

A bright and airy triple aspect room offering the perfect space for the family to relax entertain and enjoy.



Kitchen Area

Fitted with a range of drawer, eye and base level units with worksurface over incorporating one and a half bowl, drainer sink unit. Integrated electric oven and gas hob with extractor hood over. Integrated fridge / freezer and dishwasher. Island with breakfast bar. Karndean flooring. Radiator. Inset ceiling spotlights. Double glazed door and window to the rear aspect.



Family Area

Feature walk in double glazed box bay window to the side aspect. Radiator. Karndean flooring.



Utility Room

6'2" x 6'0" (1.89m x 1.84m)

Single bowl and drainer sink unit. Space and plumbing for washing machine. Space for tumble drier, currently housing wine fridge. Wall mounted gas fired boiler. Radiator. Double glazed door to the rear aspect.

Lounge

14'2" x 10'8" (4.33m x 3.26m)

Double glazed patio doors to the rear aspect. Fitted carpet. Radiator. Television point.



Dining Room

10'7" x 10'4" into box bay window (3.25m x 3.15m into box bay window)

Double glazed box bay window to the front aspect. Karndean flooring. Radiator.



Landing

Providing access to all first floor accommodation. Hatch to loft. Fitted carpet. Radiator. Large airing cupboard housing hot water cylinder.

Bedroom One

14'8" max x 11'9" max (4.48m max x 3.60m max)

Double glazed window to the front aspect. Built-in wardrobes. Fitted carpet. Radiator. First floor central heating thermostat.



En Suite Shower Room

Fitted to comprise a close couple w/c, vanity unit with inset wash hand basin and double shower cubicle. Part tiled walls. Tiled floor. Shaver socket point. Heated towel rail. Inset ceiling spotlight. Obscure double glazed window to the front aspect.



Bedroom Two

13'3" x 12'0" (4.06m x 3.67m)

Dual aspect room with double glazed windows to the rear and side aspects. Built-in wardrobes. Fitted carpet. Radiator.



Bedroom Three

11'0" x 10'5" (3.37m x 3.20m)

Dual aspect room with double glazed windows to the front and side aspects. Built-in wardrobes. Fitted carpet. Radiator.



Bedroom Four

11'2" x 9'1" (3.41m x 2.79m)

Double glazed window to the rear aspect. Built-in wardrobes. Fitted carpet. Radiator.



Family Bathroom

7'4" x 7'2" (2.24m x 2.19m)

Fitted to comprise close couple w/c, wall mounted wash hand basin and panelled bath with mains fed shower attachment over. Part tiled walls. Tiled floor. Shaver socket point. Heated towel rail. Inset ceiling spotlights. Obscure double glazed window the side aspect.



To The Front

Set on a corner plot, this property benefits from a wrap around frontage with a variety of shrubs, small trees and flowers. Off road parking for up to four

vehicles leading to double garage. The property has a nice open outlook to the front with views over a Grade II Listed Manor House.

Double Garage

Double detached garage with power and light. Personal door to rear garden.

Rear Garden

Benefiting from a southerly aspect the much improved and beautifully maintained rear garden is laid mainly to lawn with a paved patio area and two decking areas. The current owners have installed railway sleeper raised flower bed borders to one side of the garden and further shrubs to the other. They have also stocked the garden with an olive tree, a cherry tree and a Wisteria, all of which will mature over the coming years to provide a delightful setting. Outside tap and lighting. Gated pedestrian access to the front.



Patio and Decking Areas



Disclaimer

These details have been prepared by Julie Rogers and the statements contained therein represent her 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.)

Viewing

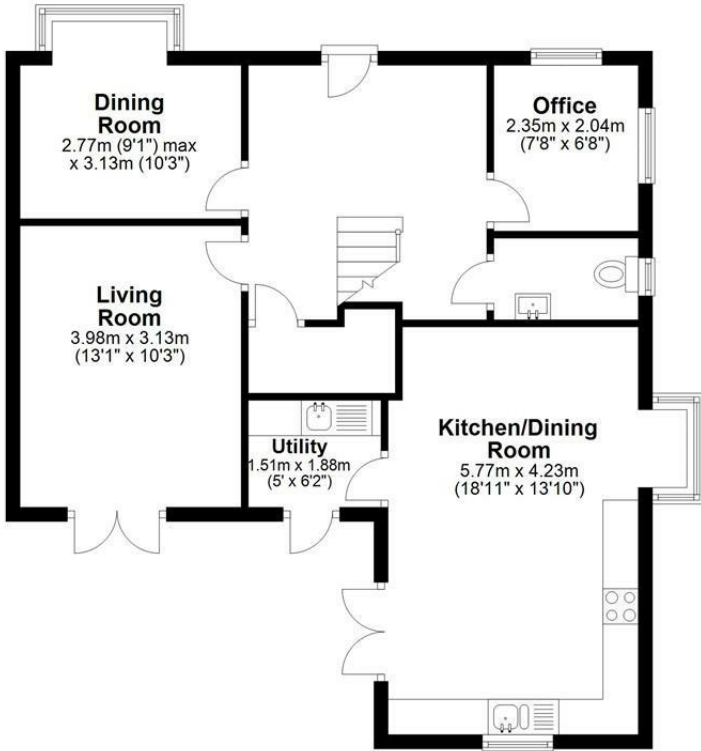
By appointment through Bradshaws.

Note

Services and appliances have not been tested.

Ground Floor

Approx. 66.9 sq. metres (720.6 sq. feet)



First Floor

Approx. 63.6 sq. metres (685.0 sq. feet)



Total area: approx. 130.6 sq. metres (1405.6 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

