



Hankin Road, Terlings Park, Gilston, CM20 2FU

- EXTENDED TO A HIGH STANDARD PROVIDING LARGER SQUARE FOOTAGE
- SOLAR PANELS LINKED TO EV CHARGER & WATER SUPPLY
- THREE DOUBLE BEDROOMS & LARGE SINGLE BEDROOM
- FIRST FLOOR LIVING ROOM WITH JULIET BALCONY TO REAR GARDEN
- ELECTRICALLY OPERATED DOOR TO GARAGE WITH UTILITY AREA

- LUXURY REFITTED KITCHEN OFFERING A GREAT ENTERTAINMENT SPACE
- DOWNSTAIRS UNDERFLOOR ELECTRIC HEATING PLUS NEST THERMOSTAT
- TWO EN-SUITE SHOWERS PLUS FAMILY BATHROOM
- BESPOKE ORANGERY ALLOWING LOTS OF NATURAL LIGHT
- LANDSCAPED LOW MAINTENANCE REAR GARDEN

Offers In Excess Of £625,000



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Situated in Hankin Road, Gilston, this modern townhouse presents an exceptional opportunity for those seeking a spacious and contemporary family home. Spanning approximately 1750 square feet The property boasts a well-thought-out layout that includes two inviting reception rooms, one of which a bespoke "Orangery" perfect for both relaxation and entertaining guests.

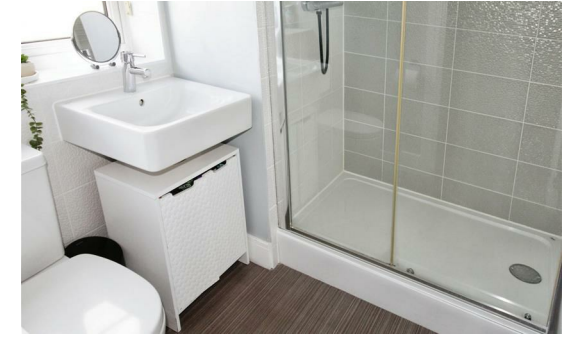
The residence features four bedrooms to include three doubles, providing ample space for family and potential office space for working from home. With three bathrooms, including two En-suite facilities, convenience and comfort are assured for all occupants. The modern design of the property enhances its appeal, offering a stylish and functional living environment.

For those with Electric vehicles, the property includes driveway parking with charging facilities, a valuable asset in today's world. The location in Gilston is ideal, offering a blend of tranquillity and accessibility, making it a perfect choice for families or professionals alike.

This townhouse is not just a house; it is a place where memories can be made and cherished. With its modern amenities and spacious layout, it is ready to welcome its new owners. Do not miss the chance to make this delightful property your new home.



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ENTRANCE HALL 24'1" x 7'2"

Welcoming entrance hall beautifully presented and spacious with windows to the front aspect. The stairs rise and turn to the first-floor landing. Large storage cupboard under to one side. Door opens from the hall to the integral garage. Doors to all ground floor rooms. Porcelain tiled flooring with under floor heating flowing through. Access to;

CLOAKROOM 7'7" x 2'8"

The cloakroom very well presented comprising low level WC, pedestal wash basin with mixer taps. Porcelain tiled flooring.

KITCHEN 16'3" x 13'1"

The refitted kitchen has a very modern look with range of matching wall and base units with complimentary granite work tops over. Ample storage options cupboards and pan & cutlery drawers. Dresser units to one side with

floating top storage cupboards and storage under. The kitchen offers space for freestanding dishwasher and for two American fridge/freezers, Neff integral gas hob cooker with Neff chimney style extractor hood over and full-sized double oven. Inset sink with drainer and mixer tap. Part tiled walls and ceramic tiled flooring with under floor heating flowing through;

ORANGERY 16'4" x 10'6"

Extended by the current owners the addition of this bespoke "Orangery" increases overall size of the entertaining area. Open plan to the Kitchen bringing the two rooms together. High vaulted glass ceiling with smoked glass. Wall-to-wall windows with large "French doors" that open to the landscaped rear garden. Ceramic tiled flooring with under floor heating;

LANDING 11'4" x 6'10"

Spacious area with doors off to all first-floor rooms. Further turned stairs to the 2nd floor landing area. Carpeted flooring throughout;

LIVING ROOM 16'4" x 15'10"

Large Living room which draws in lots of natural light with the window to rear aspect and a lovely feature of "French doors" that open to a Juliet balcony overlooking the rear garden;

MASTER BEDROOM 16'8" x 9'8"

king-sized bedroom which offers plenty of space for bedroom furniture. Window to front aspect with fitted top of the range plantation blinds. There is also a large space wardrobes and door to the En-suite. Carpeted flooring flowing through.

EN-SUITE 6'1" x 6'10"

Very well presented comprising window to front aspect, walk in low line shower with shower head over. Low level WC & a floating modern wash hand basin with mixer taps. Wall mounted chrome heated towel rail;

LANDING SECOND FLOOR

Well Presented, Carpet flooring access to:

BEDROOM TWO 12'10" x 12'10"

King-sized double bedroom with built in wardrobes. Window to front aspect. Plenty of space for bedroom furniture carpeted flooring, Door to the luxury En suite;

EN-SUITE 6'1" x 7'1"

Very well presented. Walk in low line shower with shower head over. Low level WC & a floating modern wash hand basin with mixer taps. Wall mounted chrome heated towel rail;

BEDROOM THREE 12'6" x 9'8"

Well presented Large Bedroom, double wardrobes & plenty of space for bedroom furniture. Window to rear aspect with lovely views over the rear garden. Carpeted flooring flowing through;

BEDROOM FOUR 10'10" x 6'8"

Large Single bedroom, plenty of space for bedroom furniture. Window to rear aspect & carpeted flooring flowing through;

FAMILY BATHROOM 6'9" x 7'10"

A luxury bathroom comprising Panel enclosed Bath with mixer taps and wall mounted rain fall shower over. Pedestal wash hand basin with mixer taps. Wall mounted chrome heated towel rail & low level WC;

GARAGE 19'6" x 9'4"

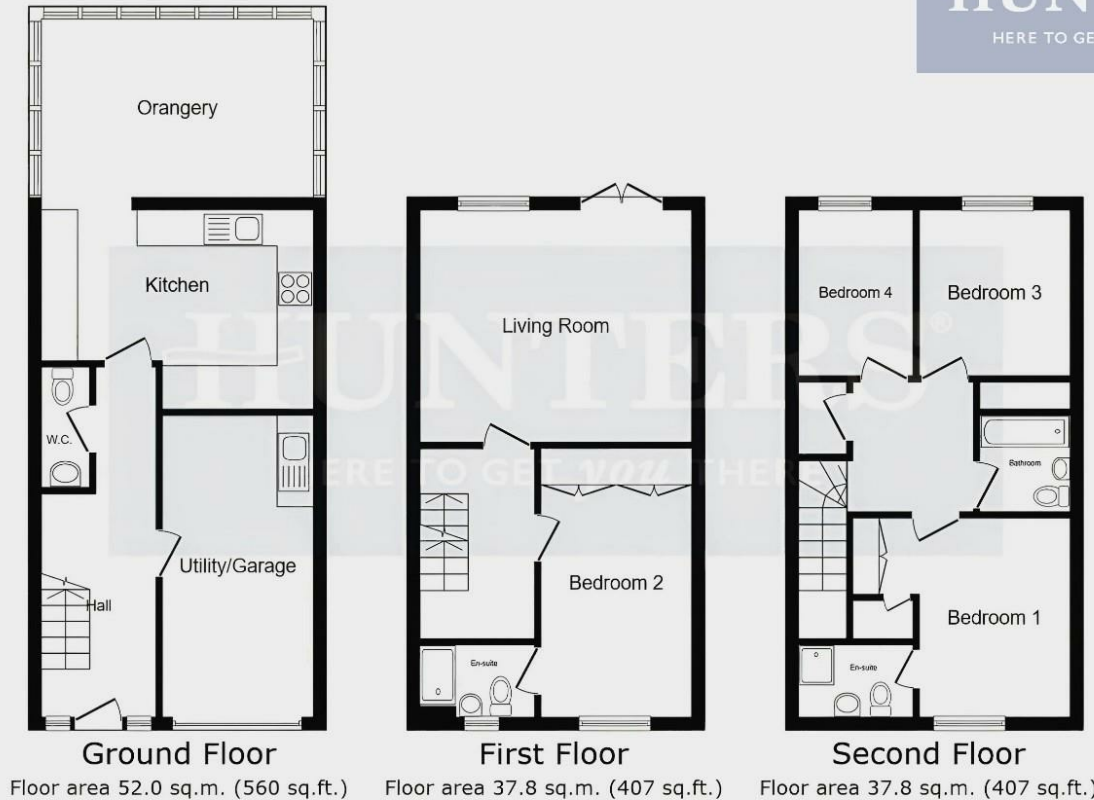
Integral garage with up and over roller remote control door opening to the driveway parking.

OUTSIDE FRONTAGE:

Driveway parking with EV charging facilities. Paved

REAR GARDEN:

Sunny aspect rear garden, thoughtfully designed with large patio area providing space for table and chairs & seating. The main garden is laid to synthetic grass so easy to maintain. Path leads to the side access to a wooden gate opening out to the front aspect.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewings

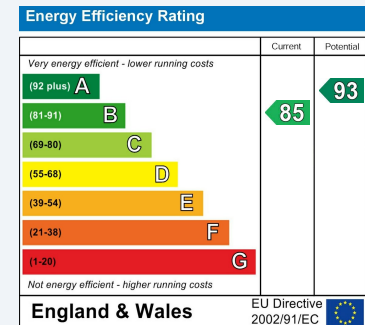
Please contact stansteadabbotts@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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