



Asking Price £410,000

A spacious detached family home is situated in a quiet cul-de-sac location and lies close to sought after schools.. The accommodation comprises entrance hall; sitting room with large bay window to front elevation and living flame gas fire in granite fireplace with wooden surround and mantel; dining room with French doors opening to the rear garden, PVCu double glazed conservatory with French doors to the garden; fitted kitchen with a range of base and eye level storage cupboards and post formed roll topped worksurfaces; utility room and a ground floor cloakroom/WC. To the first floor there are four spacious bedrooms and a family bathroom fitted with a white three piece suite. On the second floor there is a master bedroom with an ensuite wet room with full height tiling to all walls, shower with drencher head, contemporary sink and WC. Externally to the front there is parking for several vehicles on a brick herringbone driveway leading to the single garage with up and over door, power and light. To the rear there is a large lawned, fully fence enclosed rear garden with decked area. Novahomes highly recommend an early viewing to fully appreciate the accommodation this property has to offer.

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Established 2008

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Doidges Farm Close, Egguckland, PL6 5WF

Ground Floor

Entrance Hall

UPVC double glazed door to the front, stairs rising to the first-floor landing, door to:

Lounge

4.52m (14' 10") x 3.35m (11')

UPVC double glazed bay window to the front, feature wall mounted living flame effect gas fireplace with wooden surround, radiator, laminate flooring, open plan through to:

Dining Room

2.88m (9' 5") x 2.71m (8' 11")

Radiator, laminate flooring, uPVC double glazed French double doors opening onto the rear garden, open plan through to:

Conservatory

5.80m (19') x 3.75m (12' 4")

UPVC double window to the front, side and rear, radiator, uPVC double glazed French double doors opening onto the rear garden.

Kitchen

2.88m (9' 5") x 2.00m (6' 7")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, space for fridge/freezer, electric point for cooker, uPVC double glazed window to the rear, door to pantry cupboard, through to:

Utility Room

1.84m (6') x 1.54m (5')

Plumbing for automatic washing machine, space for tumble dryer, door to:

Cloakroom

Two-piece suite comprising, low level wc, wash hand basin, radiator.

First Floor

Landing

UPVC double glazed window to the front, radiator, stairs rising to the second-floor landing, door to:

Bedroom 2

3.76m (12' 4") x 2.69m (8' 10")

UPVC double glazed window to the front, radiator.

Bedroom 3

3.73m (12' 3") x 2.71m (8' 11")

UPVC double glazed window to the rear, radiator.

Bedroom 4

3.43m (11' 3") x 2.71m (8' 11")

UPVC double glazed window to the front, radiator.

Bedroom 5

3.48m (11' 5") x 2.18m (7' 2")

UPVC double glazed window to the rear, radiator.

Bathroom

Fitted with three-piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC obscure double-glazed window to the rear.

Second Floor

Bedroom 1

5.22m (17' 2") max x 4.62m (15' 2")

Two double glazed skylights to the rear, built in storage cupboard, door to:

En-suite Shower Room

Fitted with three-piece suite comprising tiled shower area with glass screen, wash hand basin and low-level WC tiled surround, double glazed skylight to the rear.

OUTSIDE

Front

At the front of the property there is a brick paved driveway for approximately two cars leading up to the main entrance and garage. There is a courtesy gate to the side which provides access to the side and rear of the property.

Rear

At the rear of the property there lies a very large corner plot garden which is predominantly laid to lawn and backing onto woodland with paved patio areas and vegetable plots.

Garage

5.13m (16' 10") x 2.69m (8' 10")

With rear courtesy door, power and light connected, metal up and over door.

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(56-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	82
EU Directive 2002/91/EC			



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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. Plans produced using Floorplan.

Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

