



 **4**  
Bedrooms

 **2**  
Bathrooms

 **2**  
Receptions

SAMUEL  
**MAKEPEACE**  
BESPOKE ESTATE AGENTS





- FOUR BEDROOM DETACHED HOUSE
- GLORIOUS VIEWS FROM AT THE REAR
- LARGE LOUNGE WITH PATIO DOORS
- OPEN PLAN KITCHEN DINER WITH BREAKFAST BAR
- UTILITY ROOM - ENTRANCE HALL - GF WC/CLOAKS
- FOUR DOUBLE BEDROOMS
- MAIN WITH ENSUITE & MAJORITY HAVE FITTED WARDROBES
- CHIC BATHROOM
- DRIVEWAY - DOUBLE DETACHED GARAGE
- LOW MAINTENANCE GARDEN





GUARDING THE ENTRANCE OF JASMINE CRESCENT in NEWCHAPEL LIKE A DRAWBRIDGE OF THE GRANDEST AND FINEST OF CASTLES. We offer you this SUBLIME FOUR BEDROOM DETACHED home. On entrance you are presented with a sublime entrance hall and DOWNSTAIRS WC. There is a GORGEOUS LOUNGE with double opening PATIO DOORS with feature wall mounted fire. A delightfully decorated OPEN PLAN KITCHEN DINER with centre SPARKLE breakfast bar awaits. This place shows off PANORAMIC VIEWS, where you can watch the sunset at night or to sit and look on to MOW COP CASTLE. Your choice to absorb this wonderful sight can be taken from the garden, or any of the four openings at the back. On to the upstairs! There are FOUR DOUBLE BEDROOMS with more fitted wardrobes than your heart would ever desire. The MAIN BEDROOM has ENSUITE shower facilities too. To finish the interior a CHIC FAMILY BATHROOM awaits with bathing and showering facilities. Outside the GARDENS are very manageable and offer a FANTASTIC spot for private alfresco living with two patio areas and artificial lawn. DO NOT FORGET this splendour comes with DETACHED DOUBLE GARAGE accessed by the pave effect driveway. YOU REALLY WILL FEEL LIKE LORD OF THE MANOR SHOULD YOU BE THE LUCKY BUYER OF THIS COMMANDING RESIDENCE. Call Samuel Makepeace Bespoke Estate Agents, because when it is gone, it is gone.

#### ROOM DETAILS

##### INTERIOR

##### GROUND FLOOR

Entrance Porch - Front external double glazed door, double glazed window to the front aspect, tiled flooring

Downstairs WC - Double glazed window facing front aspect, hand wash basin, half tiled walls, radiator, tiled floor

Utility Room - Rear external double glazed door, utility wall and base units, work surfaces, sink with drainer, tiling above worktops, plumbing for washing machine, central heating boiler, radiator

Lounge - Double glazed window facing front aspect, double glazed patio doors opening out to garden, inset wall mounted gas fire, radiator, TV point

Open Plan Dining Kitchen - Double glazed windows facing front and rear aspects, a range of kitchen wall and base units, work surfaces with sparkle panelled board splash backs, matching breakfast bar, sink with drainer and mixer tap, Neff electric built in oven, Neff electric hob, Neff cooker hood, integrated dishwasher, integrated coffee machine, space for american style fridge freezer, radiator

##### FIRST FLOOR

Landing - Loft access, storage cupboard, radiator

Bedroom One - Double glazed window overlooking rear aspect, fitted wardrobes, radiator, TV point

Ensuite Shower Room - Double glazed window overlooking rear aspect, shower cubicle, hand wash basin, low level wc, fully tiled walls, extractor fan, towel warmer radiator

Bedroom Two - Double glazed window overlooking front aspect, fitted wardrobes, radiator, TV point

Bedroom Three - Double glazed window overlooking front, fitted wardrobes, radiator, TV point

Bedroom Four - Double glazed window overlooking rear aspect, fitted wardrobes, radiator, TV point

Bathroom - Double glazed window overlooking front aspect, bath with shower over, hand wash basin, low level wc, fully tiled walls, extractor fan, towel warmer radiator

##### EXTERIOR

Front Garden - Paved effect driveway with pebbled and shrub beds

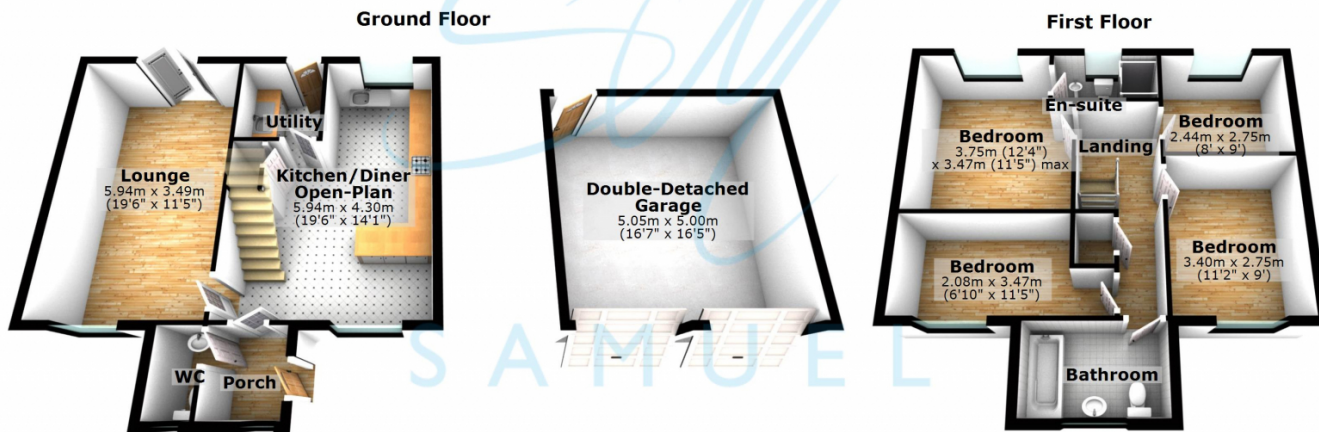
Rear Garden - Paved patio area, plus further pebbled patio area, with artificial lawn, shrub beds and pebbled areas. Gated access to side of property

Detached Double Garage 17\ 2\ 5\ (5.23m x 5.01m) - Double up and over door, door to rear, power, lighting, pitched roof









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We accept no responsibility for any mistake or inaccuracy contained within the floorplan. It is provided as a guide only, and should be deemed an illustration only. The plan is not to scale, and does not suggest the correct positioning of any item within its contents. Samuel Makepeace Bespoke Estate Agents 01782 914 444.  
Plan produced using PlanUp.



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