

Truly Sensational **EXCLUSIVE**
Four Bedroom Detached Property

Located in a **DELIGHTFUL**
Setting Overlooking a Grass/Field
Area

Open Plan Living with Additional
Extra Rooms

Fourth Reception Room on the
Second Level with Private
Balcony

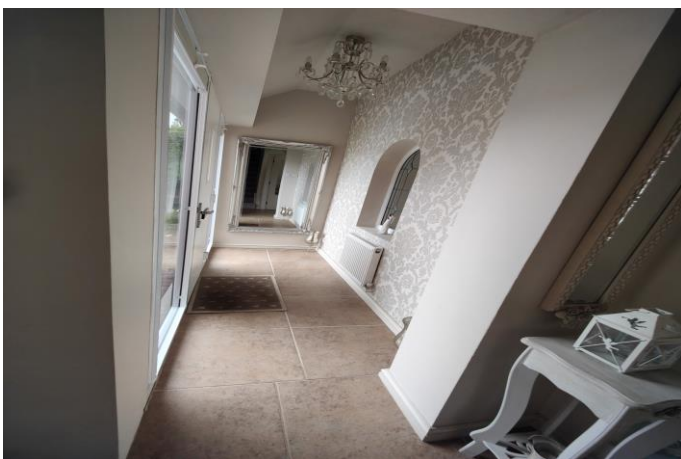
Private and Enclosed Rear
Gardens

Viewing is **HIGHLY** recommended
to fully appreciate this
BEAUTIFUL property.



Tempo Estates are **DELIGHTED** to bring to the market this Truly Sensational **EXCLUSIVE** Four Bedroom Detached Property, Located in a Delightful Setting Overlooking a Grass/Field Area Ideal for a Family and is Located in a Quiet Cul De Sac. The Home is Finished to a High Standard Throughout with Nearby Amenities and Schools. The Property is Arranged Over Two Levels Comprising; Open Plan Family Living Area, Lounge, Dining room, Downstairs WC, Master En suite, Three Further Bedrooms, Family Bathroom and a Fourth Second Level Reception Room with Balcony. Double Garage with Utility and Front and Rear Gardens, This Property is an **ABSOLUTE** Credit to the Current Owners!! Viewing is **HIGHLY** Recommended to Fully Appreciate this **BEAUTIFUL** Property.

**For an appointment to view call 01772 633399 or email
info@tempoestates.co.uk**





Entrance Hall

Approached via uPVC door with reflective floor to ceiling windows to either side, tiled flooring, panel radiator and feature stain glass effect window into family room. Stairs lead to first floor.

Family Room 20' 1" x 13' 7" (6.12m x 4.14m)

Open plan spacious family room, perfect for entertaining guests with feature modern wall mounted fire, tiled flooring and inset spotlights. Two panel radiators, under stair storage cupboard and uPVC window to rear elevation.

Rear Porch

Archway to rear porch with inset spotlights, panel radiator and uPVC window. Door leading to downstairs WC and uPVC door to the exterior.

WC 5' 11" x 2' 9" (1.80m x 0.84m)

Downstairs WC housing inset WC and hand wash basin over vanity unit. Heated towel ladder, part tiled walls, inset spotlights and frosted uPVC window.

Kitchen 11' 0" x 8' 9" (3.35m x 2.66m)

Modern fitted kitchen with wooden eye and base level units, contrasting brown worktops and tiled splash back. Built in electric oven with induction hob and modern cooker hood above. Built in dishwasher and fridge freezer. Single bowl sink with mixer tap and drainer and under counter lighting. Tiled flooring, panel radiator, inset spotlights and uPVC windows. Space for dining table and chairs.

Lounge 15' 2" x 12' 4" (4.62m x 3.76m)

Bright and airy reception room tucked away with uPVC bay window with views overlooking the private rear garden. Feature wall mounted fire, inset spotlights, coving and panel radiator.

Dining Room 14' 3" x 8' 9" (4.34m x 2.66m) into Bay Window

Additional reception room with uPVC bay window, panel radiators, coving and ceiling light.

Landing

Stairs lead to first floor landing with access to partly boarded loft and storage cupboard housing hot water tank. Panel radiator and ceiling light.

Bedroom One 13' 3" x 9' 7" (4.04m x 2.92m)

Beautiful and spacious master bedroom with ample range of storage including wardrobes, overhead cupboards, drawers and shelves. Inset spotlights, coving, panel radiator and uPVC window's providing ample light.

Dressing Area 9' 6" x 7' 9" (2.89m x 2.36m)

Open plan dressing area with built in drawers and storage cupboard, inset spotlights, panel radiator, coving and uPVC window.

En-Suite 7' 3" x 3' 11" (2.21m x 1.19m)

En-suite shower room with built in vanity unit housing inset WC and hand wash basin. Step in shower cubicle with extractor fan. Part tiled walls, inset spotlights, heated towel ladder and frosted uPVC window.

Sun Lounge 16' 3" x 9' 8" (4.95m x 2.94m)

Bright and airy sun lounge with sliding uPVC doors with privacy film leading to balcony (4'6 x 16'3) with iron balustrade offering seamless views over the fields. Inset spotlights, coving, panel radiator and two uPVC windows.

Bedroom Two 12' 3" x 8' 6" (3.73m x 2.59m)

Double bedroom with sliding wardrobes, ceiling light, panel radiator and uPVC window.

Bedroom Three 11' 11" x 8' 11" (3.63m x 2.72m)

Double bedroom with built in sliding wardrobes and feature archway shelf with light. Panel radiator, uPVC window, coving and inset spotlights.

Bedroom Four 8' 6" x 8' 6" (2.59m x 2.59m)

Fourth double bedroom with built in sliding door wardrobe, ceiling light, panel radiator and uPVC window.

Bathroom 8' 7" x 6' 9" (2.61m x 2.06m)

Fitted four piece suite comprising: built in corner vanity units with drawers, inset WC and hand wash basin. Jacuzzi panel bath with shower attachment and step in shower cubicle with extractor fan and inset spotlights above. Heated towel ladder, wall mounted mirror with overhead light and inset spotlights. Part tiled walls, tiled flooring and frosted uPVC window.



Garage 17' 5" x 16' 9" (5.30m x 5.10m)

Attached brick built, double fronted garage with two up and over doors, rear door and boarded ceiling. Utility area plumbed and space for dryer and washer, eye and base level units, wall mounted Baxi boiler and timber window.

Exterior

Tarmac driveway to the front providing off road parking for up to five vehicles with stone chipped border and timber gate leading to rear garden. Private and enclosed rear garden with timber fence surround and landscaped borders housing mature plants, trees and shrubs. Trellis Arch leads to paved and laid to lawn areas. Raised patio area to the corner with timber benches perfect for entertaining and relaxing on those warm summer nights. Outside tap with cover and exterior lights. Ideal location for country walks.

Council Tax Band = E

Tenure

We have been advised by the vendor that this property is Freehold, this information should always be checked by a solicitor prior to purchase.

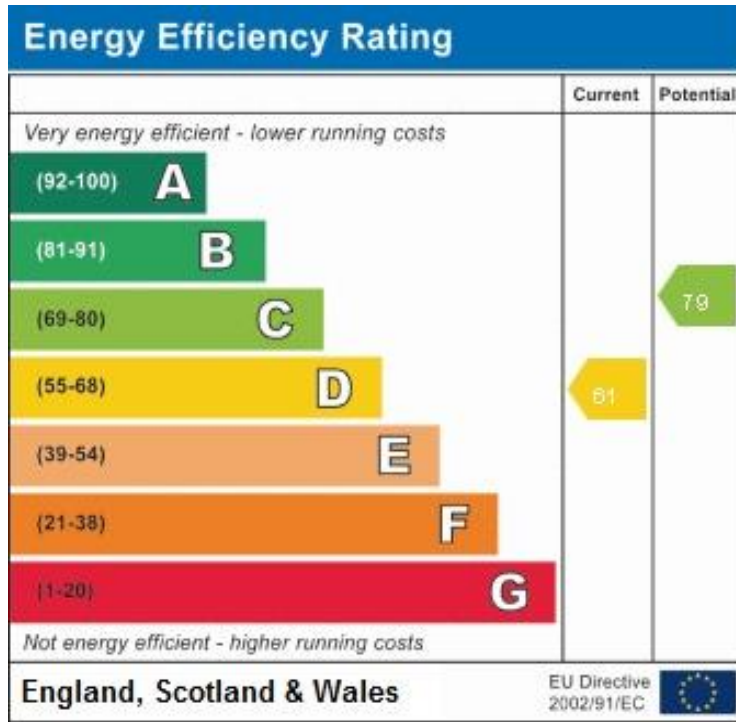
Notice

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





EPC Chart



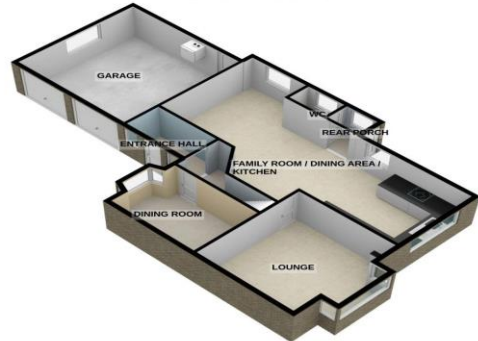
Address:
Belgrave Avenue

FLOORPLANS

GROUND FLOOR



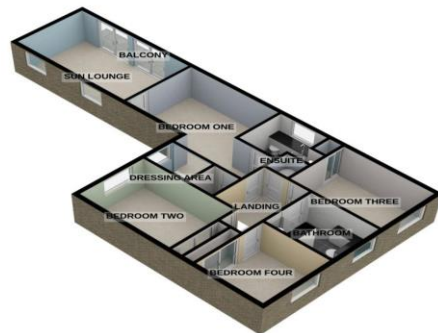
GROUND FLOOR
104.1 sq.m. (1121 sq.ft.) approx.



FIRST FLOOR



FIRST FLOOR
78.7 sq.m. (847 sq.ft.) approx.



While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchase. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2023

Terms & Conditions

It is a legal requirement that all residential properties and many commercial properties have an Energy Performance Certificate (EPC) before they can be presented for sale or to let.

Misrepresentation Act 1967:- tempoestates.co.uk looks to ensure that all our sales particulars are accurate and reliable, we believe the above details to be correct but their accuracy cannot be guaranteed and they do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each statement in these particulars before entering into any formal contract to purchase or to rent this property.

Arrange A Viewing

If you are interested in viewing a property through tempoestates.co.uk please call our team on 01772 633399 or email info@tempoestates.co.uk

Financial Advice/Conveyancing

Tempoestates.co.uk have links to a range of financial products and services including independent mortgage advice and conveyancing.

Please call our team on 01772 633399 or email info@tempoestates.co.uk

Thank you for visiting the tempoestates.co.uk website.

Arrange A Property Valuation

If you are thinking of selling or letting your property tempoestates.co.uk will be more than happy to provide you with a free valuation without obligation, to arrange a valuation please call our team on 01772 633399 or email info@tempoestates.co.uk