



Rushey Meadow, £450,000

- Council Tax Band - F
- Detached four Bedroom property
- Tucked off cul-de-sac setting
- Well presented accommodation
- Stunning outdoor entertaining area
- EPC Rating: C



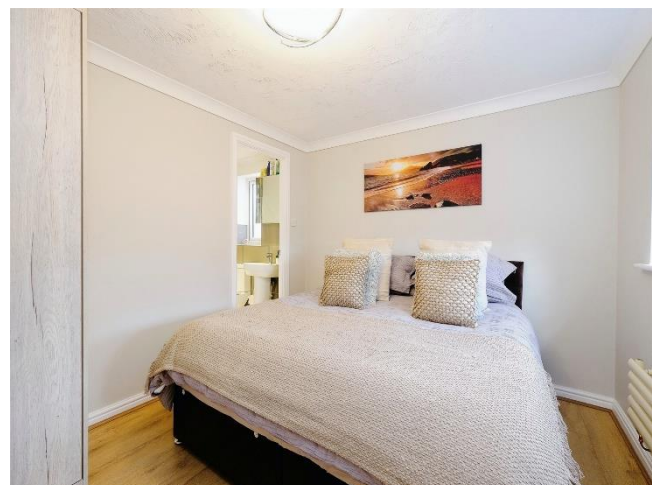
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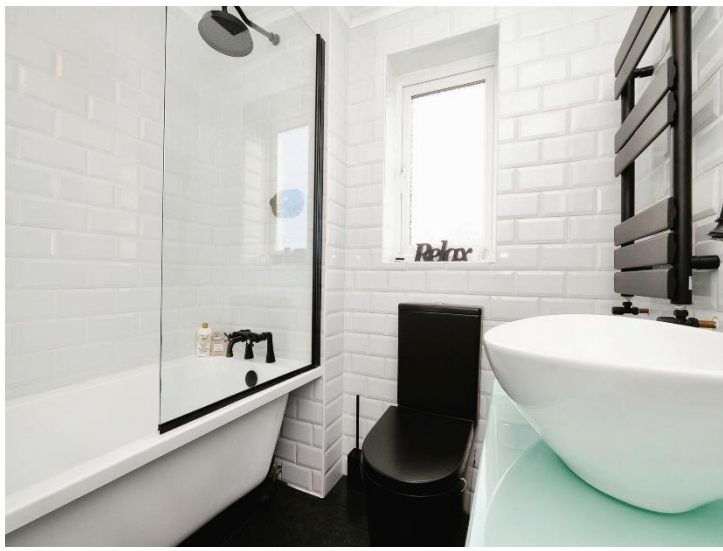


About the property

Situated just off a pleasant cu-de-sac location, modernised four bedroom property with superb all-year-round outdoor entertaining area providing fun and escapism. Internally the property offers updated features to provide easy family living.

Enjoying a pleasant setting, just off a popular cul-de-sac. Detached four Bedroom property, recently updated features and splendid covered outdoor entertaining area in the rear garden. The garage has been partially converted to provide a Study and has been fitted with useful storage cupboards, providing an organised feel. The Sitting Room allows access out to the terrace and rear garden. Fitted Kitchen with spacious Dining Area, also with sliding patio door leading out to the entertaining area, creating an ideal flow. There is also a ground floor Cloakroom. On the first floor, the Master Bedroom is complete with fitted wardrobes and the En-suite matches the recently fitted main Bathroom with contemporary style fixtures. There are three further Bedrooms, one also fitted with wardrobes. Ideal family home with parking to front.





Accommodation

Covered Porch Recessed lighting plus outside lantern light. Approached via part glazed uPVC front door into entrance porch, with radiator, opening through to:

Hallway With doors leading to the following rooms:

Cloakroom Low level W.C with concealed cistern, pedestal hand basin, tiled splashback, towel radiator and tiled floor.

Study 8' 8" x 7' 7" (2.64m x 2.31m) Excellent range of fitted storage cupboards, window to side and radiator.

Sitting Room 15' 2" x 12' 2" (4.62m x 3.71m) Feature fireplace with marble hearth, matching inset and wooden fire surround. Coal effect gas fire, wall light either side of chimney breast. Radiator, coving to ceiling, sliding patio door to rear garden.

Kitchen/ Dining Area 19' 5" x 11' 6" (5.92m x 3.51m) Fitted kitchen with modern base and wall units comprising cupboards and drawers, glazed display cabinets with central plate rack. Work surface incorporating glazed finish 1 1/2 bowl sink unit with single drainer and mixer tap, tiled surround, window above to front. Range style double oven with separate grill and plate warmer, 5 ring gas hob and adjacent ceramic hot plate, extractor fan above. Integrated appliances including fridge and freezer, Hoover washing machine and Indesit dishwasher. Ideal gas boiler. Further range of bespoke cupboards along one Dining area wall, radiator, stone floor tiles, part glazed door to side. Sliding patio doors to rear garden.

First Floor Landing Window to front, radiator, built-in cupboard with slatted shelving and radiator. Adjacent wardrobe with hanging rail. Access to loft space.

Master Bedroom 12' 7" x 9' 8" (3.84m x 2.95m) Fitted double wardrobe with additional corner fitment, window to front, contemporary radiator, laminate wooden floor. Door to:-

En-Suite Shower Room Suite comprising larger than average shower cubicle with modern black finish shower, overhead shower with additional shower head. Rak low level W.C, pedestal wash hand basin, tiled surround, mirror fronted cabinet above, ladder towel radiator, frosted window to side. Recessed downlighters.

Bedroom Two 10' 2" plus recessed wardrobes x 8' 7" (3.10m plus recessed wardrobes x 2.62m) Window to rear, radiator, laminate wooden flooring.

Bedroom Three 12' 4" narrowing to 8' 4" x 8' 2" (3.76m narrowing to 2.54m x 2.49m) Slightly restricted head height to one side, dormer window to front, radiator, laminate wood flooring.

Bedroom Four 9' 4" x 7' 1" (2.84m x 2.16m) Window to rear, fitted wardrobe, radiator and laminate flooring.

Bathroom Modern suite comprising claw foot curved bath with mixer tap, overhead shower head, tiled surround, shower screen. Low level W.C, vanity unit with glass top and free standing circular basin with wall taps, ladder radiator and tiling to walls.

Outside Situated to the front of the property is a parking bay in front of the former garage with an additional block paved parking bay adjacent. There is outside lighting and an outside tap, access via a close boarded gate leads around the side to the rear garden.

Former Garage/Front Storage 7' 8" x 6' 9" Power points and lighting,

Rear Garden Attractive garden enclosed by close boarded fencing to three sides, with lawned area having raised planted beds. Adjacent to the rear of the house is an extensive paved patio area, with outside tap and a further concealed gated storage area to side.
Outbuilding 21' x 11' 4" A particular feature of the property is the stunning covered outdoor entertaining area, which is fully appreciated most of the year. With paved and hardstanding floor, panelled to two and half sides, with glazed window and open ended area, exposed roof timbers, power, lighting and bar top with preparation area.

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.