





Welcome to this stunning 4-bedroom new build detached home nestled in the charming College Park in Thurston. This contemporary residence offers spacious and comfortable living spaces for your family. The heart of the home is the large modern kitchen, perfect for culinary enthusiasts and gatherings, and it seamlessly flows into a bright dining room, creating an inviting space for entertaining. Practicality meets elegance with a dedicated utility room for your laundry needs. The master bedroom boasts a luxurious en suite for your comfort and privacy, while the well-appointed family bathroom ensures convenience for the further three bedrooms. This home is designed for modern living and is sure to be the perfect haven for your family in the popular College Park neighborhood.

Entrance Hall

13' 2" x 3' 8" (4.01m x 1.12m)

A welcoming hallway with radiator and stairs to first floor.

Living Room

13' 3" x 10' 9" (4.04m x 3.27m)

A bright and inviting room with window to front and radiator.

Dining Room

10' 9" x 9' 10" (3.27m x 2.99m)

A large dining room with windows to front. Radiator.

Kitchen/Breakfast Room

20' 3" x 9' 6" (6.17m x 2.89m)

Modern kitchen with a good range of wall and base, cupboard and drawer units and breakfast bar. Single oven, electric hob with integrated extractor fan over. Stainless steel sink and half with drainer. Integrated fridge freezer and dishwasher, space for a dining table. French doors to rear into garden, window to rear into garden and radiator.

Utility

6' 2" x 5' 3" (1.88m x 1.60m)

A range of wall and base units with space and plumbing under for washing machine. Radiator and door into garden.

Cloakroom

6' 0" x 5' 3" (1.83m x 1.60m)

Pedestal wash basin with splashback and WC. Window and radiator.

First Floor Landing

9' 2" x 7' 11" (2.79m x 2.41m)

Storage cupboard with shelving, loft access hatch and window to side.

Bedroom 1

12' 2" x 11' 5" (3.71m x 3.48m)

Double bedroom with window and radiator.

En Suite

6' 5" x 6' 1" (1.95m x 1.85m)

Shower cubicle, pedestal wash basin and WC. Partly tiled walls, radiator and window.

Bedroom 2

12' 2" x 11' 6" (3.71m x 3.50m)

Double bedroom with picture rail. Window and radiator.

Bedroom 3

9' 10" x 9' 0" (2.99m x 2.74m)

Double bedroom with window to side. Radiator.

Bedroom 4

8' 3" x 7' 9" (2.51m x 2.36m)

Single bedroom with window and radiator.

Bathroom

8' 2" x 6' 5" (2.49m x 1.95m)

Bath with electric shower over. Pedestal wash basin, WC, partly tiled walls. Window to rear and radiator.

Outside

Rear block paved driveway for parking. Access gate through garden. Door to garage.

Rear Garden

Private garden with paved patio area, mainly laid to lawn. Enclosed by fencing, garden shed. Rear gate to driveway and garage.

Garage

19' 7" x 9' 9" (5.96m x 2.97m)

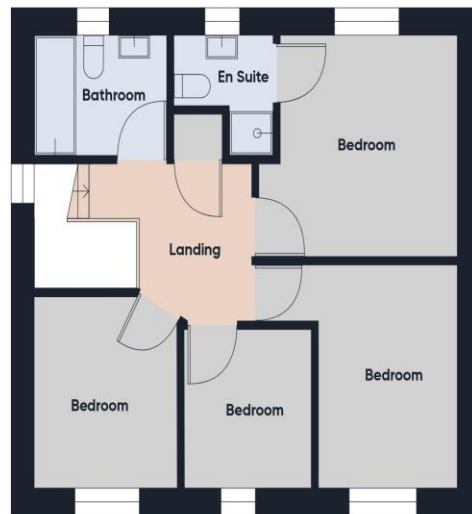
Power and lighting, fully insulated. Up and over door.

Agent's Note

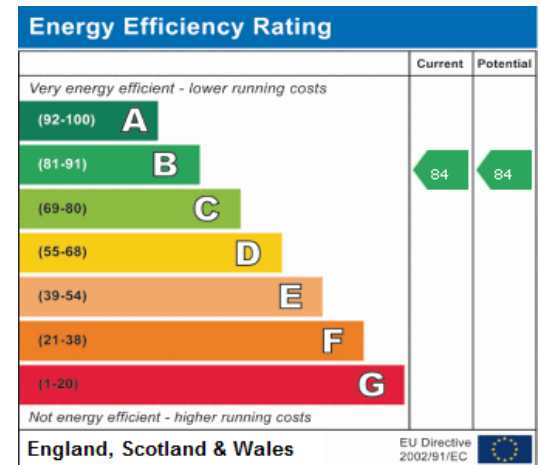
Estate costs for this property are £150 per annum. There is a reservation fee of £500. If a purchaser cancels within 14 days of the reservation, they will receive a full refund of the reservation fee. If the customer cancels the reservation after the cooling-off period, The non-refundable fee for every reservation is £250.



Ground Floor



Floor 1



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.