



Church Close, Defford

£475,000

- An immaculate three double bedroom detached family home with living accommodation of approx. 108 sq. m / 1163 sq. ft.
- Located in an executive development of just four properties
- Finished to a high standard with quality fixtures and fittings throughout
- Dual aspect lounge with wood burner
- Open plan kitchen/dining room with bi-fold doors into the garden. Separate utility room
- Master bedroom with dressing room and en-suite
- Two further bedrooms with fitted wardrobes. Family bathroom and ground floor w.c.
- South facing rear garden. Car port and parking
- Vendors will be purchasing a vacant property with no onward chain

**Nigel Poole
& Partners**

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****AN IMMACULATE THREE DOUBLE BEDROOM DETACHED FAMILY HOME IN AN EXCLUSIVE DEVELOPMENT OF JUST FOUR PROPERTIES**** Built in 2019 this property is still under NHBC guarantee. It is a light and airy home which has been finished to exacting standards with quality fixtures and fittings throughout. The property has oak doors throughout, underfloor heating on the ground floor, a beautiful oak staircase, wood burner in the lounge, lovely open plan kitchen dining room and south facing garden. Entrance hall with oak flooring; dual aspect lounge - also with oak flooring; contemporary fitted kitchen/dining room - integrated appliances include oven, induction hob, dishwasher, fridge and freezer; separate utility room. The master bedroom has a walk in dressing room and an en-suite. The two further bedrooms both have fitted wardrobes. There is a family bathroom and a ground floor w.c. Low maintenance garden with lawn, shrub borders and patio seating area. There is exterior lighting, a car charging point and a water tap. Car port and parking. Defford is an idyllic rural village surrounded by farmland with lovely country walks. It has a good primary school and the village hall has become the focal point of the village being well used by local clubs and societies. The Millennium Green park is located close to the property and is owned by the village parish council.

General

This property has underfloor heating throughout the ground floor. It is fuelled by an air source heat pump which makes the property very energy efficient. A management company was formed by the four properties (1 share per household). The service charge for maintenance of the driveway and courtyard/communal areas is £30 per household per month.

Front

A shared private driveway leads to a courtyard of four detached properties. Block paved entrance with shrub borders under a storm canopy porch. Access into detached car port. Gate into the rear garden.

Entrance Hall

Wooden entrance door. Beautiful oak staircase. Oak flooring. Doors into lounge, kitchen/dining room and w.c.

Lounge 24' 2" max into bay x 11' 6" (7.36m x 3.50m)

Double glazed bay window to the front aspect. Bi-fold doors into the rear garden. Recessed chimney with wood burner and oak mantle. Television point. Oak flooring.



Kitchen/Dining Room 19' 9" x 10' 10" max (6.02m x 3.30m)

Kitchen area has a double-glazed window overlooking the rear garden. It is fitted with a range of gloss wall and base units surmounted by wooden block work surface with upstands and breakfast bar. Wall units and under cabinet lighting. One and a half bowl ceramic sink and drainer with mixer tap. Tiled splash backs. Integrated AEG oven and induction hob with AEG extractor hood. Integrated fridge freezer and dishwasher (less than one year old). Cupboard housing the water management system for the underfloor heating and hot water (this is serviced annually). Dining area has a double-glazed window to the front aspect and bi-fold doors into the garden. Tiled floor throughout.



Utility Room 6' 0" x 5' 7" (1.83m x 1.70m)

Wooden door to the side aspect. Matching wall and base units surmounted by wooden block work surface with upstands. Stainless steel sink and drainer with mixer tap. Space and plumbing for a washing machine. Wall mounted fuse box. Extractor fan. Tiled floor.

W.C. 4' 11" x 3' 11" (1.50m x 1.19m)

Low level w.c. Wash hand basin with mixer tap. Under stairs storage cupboard. Extractor fan. Oak flooring.

Landing

Double glazed window to the front aspect. Access into loft. Radiator.

Bedroom One 11' 8" x 11' 8" (3.55m x 3.55m)

Double glazed window the front aspect. Radiator. Walk in dressing room (7' 10" x 5' 7"-2.39m x 1.70m) with double glazed window to the rear aspect. Extensive shelving, hanging rails, drawers, dressing table and radiator.



En-Suite 7' 10" x 5' 7" (2.39m x 1.70m)

Obscure double-glazed window to the rear aspect. Large shower cubicle with mains fed twin head shower. Vanity wash hand basin. Low level w.c. Part tiled walls and tiled floor. Heated towel rail. Down lights and extractor fan.

Bedroom Two 9' 9" x 9' 3" (2.97m x 2.82m)

Double glazed window to the side aspect. Feature panelling to one wall. Fitted wardrobe with shelving. Radiator.

Bedroom Three 9' 5" x 7' 10" (2.87m x 2.39m)

Double glazed window to the front aspect. Fitted wardrobe with shelving. Radiator.

Bathroom 7' 4" x 6' 2" (2.23m x 1.88m)

Obscure double-glazed window to the rear garden. Panelled bath with mains fed twin head shower. Vanity wash hand basin with sensor light mirror above. Low level w.c. Part tiled walls and tiled floor. Heated towel rail. Down lights and extractor fan.

South Facing Rear Garden

The main garden area is south facing. It is low maintenance with a lawn, shrub borders and a patio seating area. There is a gate leading to the front/car port. Exterior lighting, water tap and car charging point. There is a further garden area to the side where the air source heat pump is located, a log store and a door into the utility room.

Car Port 16' 7" x 9' 7" (5.05m x 2.92m)

Open fronted car port. Block paved with wooden panelling to the rear.

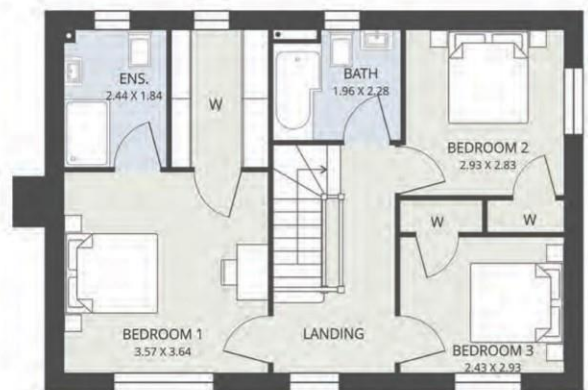




GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		108 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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