



Brindley Close, Thorpe-on-the-Hill



4



3



2

£525,000



Key Features

- Exclusive Development
- Detached House
- Large Plot
- Double Garage
- Well Presented Throughout
- Dressing Room
- EPC rating B
- Freehold





Well presented detached house on a exclusive development in the popular village of Thorpe On The Hill. Boasting a large none overlooked garden and being sold with no onward chain. Within walking distance of the local school and only a short drive from local supermarkets and amenities. This former five bedroom property offers entrance hall, office/dining room, lounge, breakfast kitchen, utility room and cloakroom to the ground floor. To the first floor there are four double bedrooms with an en-suite and dressing room to the master and a further family bathroom. Outside the property to the rear there is a large enclosed garden with decking and patio area with hot tub, bar and dining area. To the front of there property there is a block paved driveway with parking for four cars and a detached double garage.

Entrance Hall

External door to front elevation, stairs to first floor and radiator.

Office 4.04m x 3.12m (13.3ft x 10.2ft)

Window to front elevation and radiator.

Lounge 4.04m x 5.51m (13.3ft x 18.1ft)

Bi-folding doors to rear elevation, feature brickwork fireplace and radiator.

Kitchen/ Breakfast Room 5.72m x 6.41m (18.8ft x 21ft)

Two sets of patio doors to rear elevation, two windows to side elevation and fitted with a range of wall and base units with worktops over, sink with drainer, integrated fridge freezer, integrated dishwasher, induction hob, integrated electric double oven, breakfast bar and radiators.

Utility Room 2.59m x 2.22m (8.5ft x 7.3ft)

Window to front elevation and fitted with a range of wall and base units with worktops over, plumbing for washing machine and space for tumble dryer.

WC 0.96m x 2.22m (3.1ft x 7.3ft)

Window to front elevation and fitted with low level WC, wash hand basin and radiator.

Landing 2.18m x 6.31m (7.2ft x 20.7ft)

Window to front elevation and access to loft.

Master Bedroom 3.54m x 3.51m (11.6ft x 11.5ft)

Window to rear elevation, radiator and opening to dressing room.

Dressing Room 2.18m x 2.32m (7.2ft x 7.6ft)

Window to rear elevation and fitted with a range of hanging units and drawers.

En-Suite 3.54m x 1.27m (11.6ft x 4.2ft)

Window to side elevation and fitted with shower cubicle, wash hand basin, low level WC and heated towel rail.

Bedroom Two 4.04m x 3.51m (13.3ft x 11.5ft)

Window to front elevation and radiator.

Bedroom Three 3.54m x 3.85m (11.6ft x 12.6ft)

Window to front elevation and radiator.

Bedroom Four 4.04m x 3.12m (13.3ft x 10.2ft)

Window to front elevation and radiator.

Bathroom 4.04m x 2m (13.3ft x 6.6ft)

Window to side elevation and fitted with panel bath, wash hand basin with vanity unit under, low level WC, shower cubicle and heated towel rail.



Outside

To the front property there is a block paved and graveled driveway with gated access. Detached double garage and raised flower beds with block paved path to the front door. To to the side of the property there is a patio area. To the rear of the property there is a large enclosed garden a large decking area boasting enclosed hot tub, bar area with heating and outdoor speakers, dining area and summer house.

Agent Note

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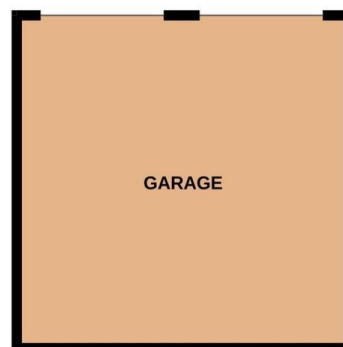




GROUND FLOOR
1264 sq.ft. (117.4 sq.m.) approx.



1ST FLOOR
907 sq.ft. (84.3 sq.m.) approx.



TOTAL FLOOR AREA : 2171 sq.ft. (201.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

