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# 1 Tamarisk Close

Burbage, Hinckley, LE10 3JN

Offers In The Region Of £375,000

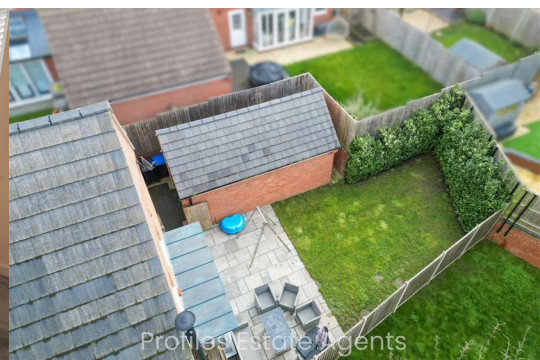


An immaculately maintained, modern 4 bedroom, 2 bathroom family detached house constructed in 2018 by the reputable David Wilson Homes in the 'Cornel' design and having the remaining period of the usual NHBC or similar 'New Build' warranty period. The property forms part of an exclusive development of quality properties set in a popular and sought after location.

Additional benefits of gas central heating (condensing regular boiler), PVCu double glazed, luxury fully fitted spacious breakfast kitchen / dining room, bedroom 1 with en-suite shower, luxury bathroom, 4 good sized bedrooms, secluded position with an open green area to the front, 2 to 3 car driveway, detached (larger than average garage), air conditioning and water meter.

Ideally located close to all local amenities, such as local shops, schools and regular public transport services. The property is accessible or commuting to all major road links, such as the M69, M1, M6 and A5.

Viewing essential.



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### Reception hall.

Amtico tiled floor, fitted cupboard, composite double glazed door, smoke detector, easy tread staircase with spindle balustrade leading to the first floor and radiator.

### Guest cloakroom. 5'10" x 3'2" (1.78 x 0.97)

Amtico tiled floor, suspended wash hand basin, low flush wc, radiator, ceramic tiling and extractor fan.

### Magnificent lounge (side). Dual aspect. 21'1" x 13'3" (into bay). (6.44 x 4.04 (into bay).)

PVCu double glazed walkin bay window, PVCu double glazed side window and radiators.

### Spacuois breakfast kitchen / dining room (rear). 21'0" (max) x 16'0" (max). (6.41 (max) x 4.88 (max).)

Feature 'symphony' shaker style fitted luxury kitchen, composite sink, range of attractive base and wall units (4 base, pan drawers and 3 wall), integral island unit with breakfast bar and 4 base units, associated work surfaces, split level 5 burner gas hob, electric double (fan assisted) oven, extractor hood (ducted), integrated, fridge and freezer, dish washer, walk in PVCu bay with twin PVCu double glazed french doors and adjacent PVCu double glazed windows, down lights to the ceiling, radiators, air condition unit, pull out pantry cupboard, amtico tiled floor, feature corner wood burner set on a slate style hearth and feature thermal window blinds,

### Utility room (side). 6'3" x 5'8" (1.92 x 1.74)

A wall mounted (fas assisted) gas fired regular condensing boiler (Ideal Logic Heat H15), plumbing for a washing machine, amtico tiled floor, composite double glazed door, fitted under stairs cupboard, range of base and wall units (1 base and 2 wall) finished in soft cream.

### First floor landing. 13'9" (max) x 12'0" (max). (4.20 (max) x 3.66 (max).)

Roof void, PVCu double glazed window and radiator.

### Bedroom 1 (front). (Dual aspect). 17'9" (max) x 11'7". (5.42 (max) x 3.55.)

Fitted luxury wardrobes (twin double wardrobes and single wardrobe), radiator, PVCu double glazed windows to front sand side elevation and air conditioning unit,

### En-suite shower (side). 6'7" x 4'4" (2.02 x 1.33)

Suite in white, fitted double shower cubicle with chrome mixer shower and glazed side door, wash hand basin, low flush wc, obscure PVCu double glazed window, ceramic wall tiling, ceramic tiled floor, radiator and extractor fan.

### Bedroom 2 (front). 12'4" x 10'4" (3.76 x 3.15)

PVCu double glazed window, radiator, air conditioning unit, fitted twin luxury wardrobes and further single wardrobe.

### Bedroom 3 (rear). 12'5" x 8'7" (3.81 x 2.62)

Fitted double wardrobe, radiator, PVCu double glazed window and air conditioning unit.

### Bedroom 4 (front). 8'4" x 6'5" (2.56 x 1.98)

PVCu double glazed window, radiator and fitted wardrobe.

### Luxury bathroom (rear). 6'11" x 6'2" (2.13 x 1.88)

Full suite in white, panel bath with chrome mixer shower, wash hand basin, low flush wc, ceramic wall tiling, amtico tiled floor and extractor fan,

### Outside

Front garden with an established lawn, wrought railings, outside light point and paved path.

Side garden with lawn.

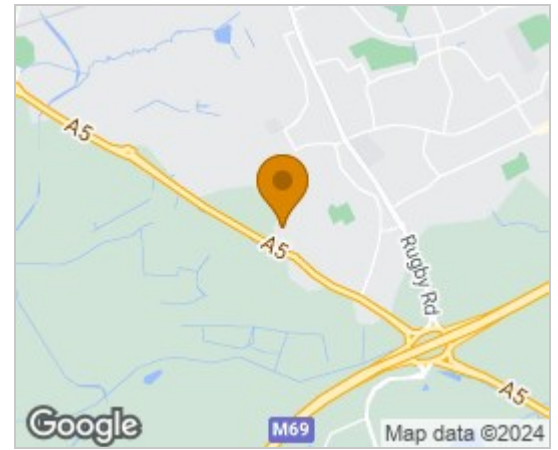
Southerly enclosed side garden, with lawn, side gated access and water tap.

Driveway with parking for up to 3 carts.

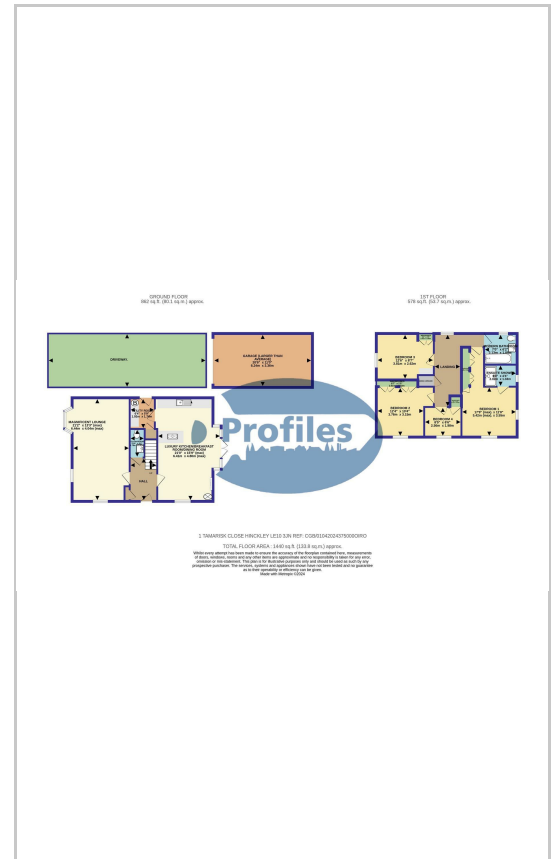
### Garage. 20'4" x 11'0" (6.21 x 3.36)

Up and over door, light and power points and storage to the roof void

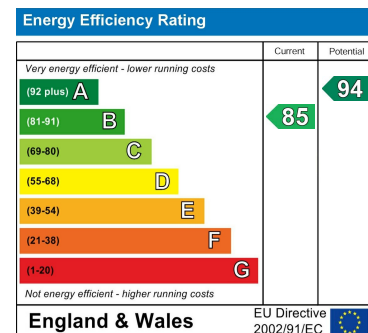
## Area Map



## Floor Plans



## Energy Efficiency Graph



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