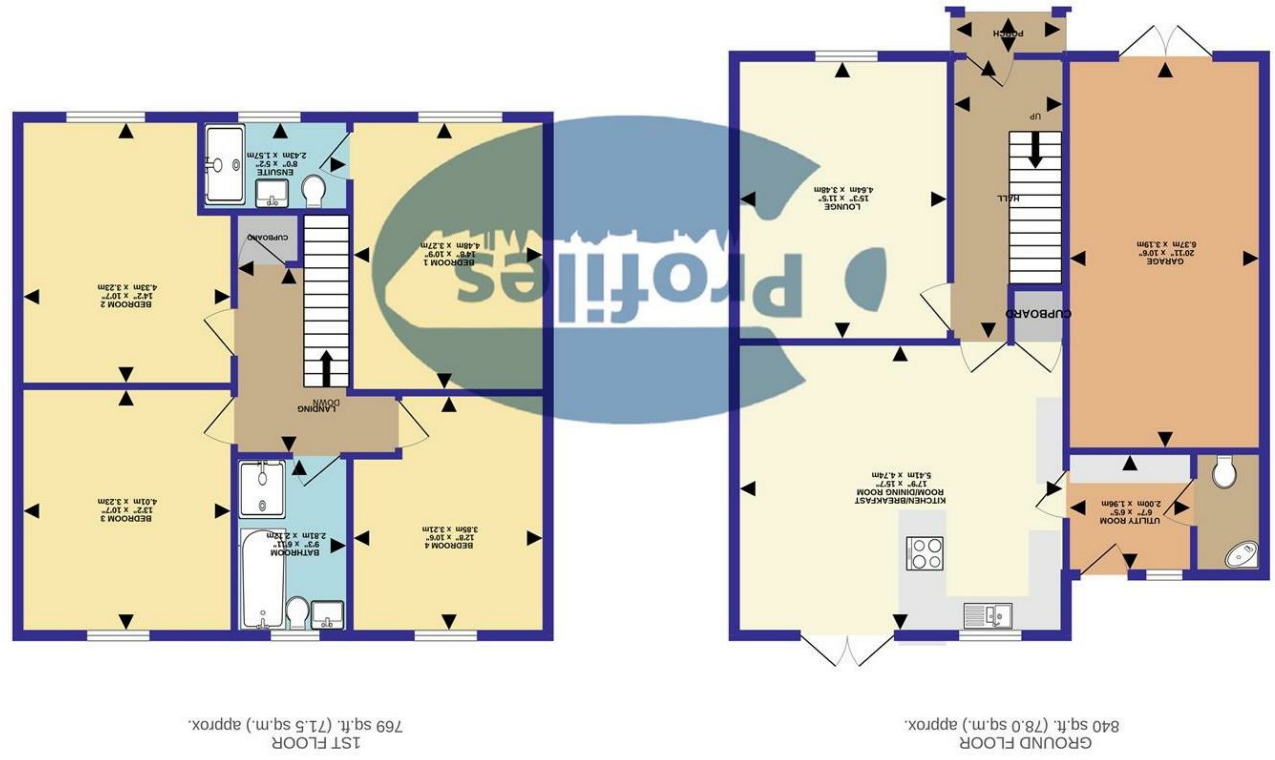


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Independent Estate Agents
 Surveyors, Valuers and
 Letting Agents



5 Laburnum Close, Stoke Golding, CV13 6JP
 Offers In The Region Of £515,000



5 Laburnum Close, Stoke Golding, CV13 6JP

Offers In The Region Of £515,000

A fabulous modern 4 double bedroom, 2 bathroom, luxury family detached house forming part of an exclusive informal development of quality detached houses and located within the heart of the picturesque village of Stoke Golding. The property was constructed some four years ago by the reputable Cartwright Homes in the 'Elm House' design and has the benefit of the remaining period of the usual NHBC guarantee or similar 'New Build' warranty period. Additional advantages of gas central heating (condensing boiler), triple sealed double glazing, underfloor heating, bedroom 1 with ensuite shower, luxury bathroom with separate shower, magnificent open plan breakfast kitchen/dining room, utility room, guest cloakroom, block paved 4 car driveway, landscape rear garden and garage.

The property is ideally located close to local amenities and accessible for commuting to major road links such as the A5, M69, M1 and M6.

VIEWING HIGHLY RECOMMENDED

Elegant front porch

8'4" x 2'1"

Reception hall.

15'1" x 6'1"

Amtico tiled floor, spindle balustrade, understairs cupboard, obscure double glazed composite door, coving and mains smoke alarm.

Attractive lounge (front).

14'11" x 11'5"

Triple glazed window, amtico tiled floor and coving.



Luxury fitted 'Shaker style' breakfast kitchen / Utility room (rear).

6'7" x 6'5"

Circular stainless steel sink, base and wall units finished in pale mushroom, work surfaces and amtico tiled floor.

Guest cloakroom (rear).

6'5" x 3'9"

Suite in white, low flush wc, wash hand basin in vanity unit with integral base unit, amtico floor and coving.

First floor landing.

10'5" (max) x 10'5" (max).

Airing cupboard, roof void access hatch and coving.

Bedroom 1 (front).

14'8" x 10'8"

Triple glazed window, radiator and coving.



Ensuite shower (front).

8'1" x 5'0"

Suite in white, fitted double shower cubicle with a chrome mixer shower with rainfall head, wash hand basin in vanity unit, low flush wc, ceramic wall tiling, ceramic tiled floor, chrome ladder style radiator, downlights to the ceiling and extractor fan.



Bedroom 2 (rear).

12'8" (max) x 10'9" (max).

Triple glazed window, radiator and coving.

Bedroom 3 (rear).

13'3" x 10'7"

Triple glazed window, radiator and coving.

Bedroom 4 (front).

14'2" x 10'9"

Triple glazed window, radiator and coving.

Modern bathroom (rear).

8'6" x 7'0"

Full suite in white, panel bath with chrome mixer shower, wash hand basin in vanity unit, low flush wc, fitted separate shower cubicle with chrome mixer shower, chrome ladder style radiator, extractor fan, obscure triple glazed window, downlights to the ceiling, extractor fan, ceramic wall and floor tiling.



Garage.

17'0" x 9'6"

With up and over door, wall mounted fan assisted condensing boiler, light and power points.

Outside.

Deep front garden with 4 car block paved driveway and side gated access.

Enclosed landscaped rear garden, artificial law and paved patio

