

Your Wisest Move

WISDOM ESTATES



Independent Estate Agents



Wisdom Estates are delighted to welcome to the market this beautifully presented, 4 Bedroom Extended Family-Home. Located on a highly-sought after cul-de-sac, within the quaint yet vibrant village of Hextable, and boasting a wealth of space, as well as local schools and amenities within close proximity, this is definitely a property you should be viewing at the earliest opportunity! EPC Rating TBC

FEATURES INCLUDE:

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| <input checked="" type="checkbox"/> 4 Bedroom Extended Semi | <input checked="" type="checkbox"/> Summer-House |
| <input checked="" type="checkbox"/> Ample Off Street Parking | <input checked="" type="checkbox"/> Downstairs Cloakroom |
| <input checked="" type="checkbox"/> South Facing Garden | <input checked="" type="checkbox"/> En-Suite & Bathroom |

REF: 11548

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DRIVEWAY The Front Driveway provides ample off street parking for 3 cars, alongside gated side access to the rear garden.

ENTRANCE HALL 12' x 5' 5" (3.66m x 1.65m) Upon entering through the double-glazed feature front door you are certain to be impressed by the space and comfort which is on offer throughout. Further comprising of a double-glazed window to side, durable Amtico flooring, a wall-mounted radiator, and stairs to the first floor landing.

FAMILY ROOM 14' 5" x 13' 5" (4.39m x 4.09m) Bright and airy the Family-Room has all the comforts you would expect, and is the ideal setting in which to sit back, relax and unwind of an evening. Benefiting from a large double-glazed window to front, a wall-mounted radiator, and durable Amtico flooring.

KITCHEN / DINER 16' 7" x 13' 5" (5.05m x 4.09m) The Kitchen / Diner is sure to impress with it's high-quality finish and abundance of space. Boasting a large double-glazed window, and double-glazed sliding patio door to rear, further benefits include an array of matching wall and base units, a sink and worktop drainer, alongside a range of integrated appliances to include; a washing machine, a dish-washer, and fridge/freezer. The durable Amtico flooring and wall-mounted radiator add the finishing touches.

DOWNSTAIRS CLOAKROOM 5' 2" x 2' 7" (1.57m x 0.79m) The Downstairs Cloakroom is a bonus to any family-home and comprises a double-glazed window to side, a hand wash basin, a w/c, as well as part-tiled walls and fully-tiled flooring.

FIRST FLOOR LANDING 13' 5" x 6' 5" (4.09m x 1.96m) The First Floor Landing comprises a double-glazed window to side, a plush fitted carpet, storage cupboards, and stairs which lead to the top-floor landing.

BEDROOM TWO 16' 5" x 10' (5m x 3.05m) Continuing the theme of space and comfort found throughout this superb property, the Second Bedroom boasts a large double-glazed window to front, a wall-mounted radiator, fitted wardrobes, and a fitted carpet.

BEDROOM THREE 11' x 10' 5" (3.35m x 3.18m) Bedroom Three is another great sized double and benefits from a large double-glazed window to rear, a wall-mounted radiator, and a plush fitted carpet.

BEDROOM FOUR 6' 8" x 6' 5" (2.03m x 1.96m) Encompassing a double-glazed window to front, a wall-mounted radiator, and a fitted carpet, Bedroom Four would make a perfect home-office, or child's nursery room.

FAMILY BATHROOM 8' 6" x 6' 2" (2.59m x 1.88m) The Family Bathroom is of a sleek and modern design and encompasses a double-glazed window to rear, a heated towel-rail, and a 3 piece bathroom suite comprising of; a low-level W/C, a hand-wash basin, and a bath with wall-shower and screen. Fully-tiled walls and part-tiled walls allow for easy cleaning.

TOP FLOOR LANDING The Top-Floor Landing comprises an airing storage cupboard, a double-glazed 'Velux' window to front, and a fitted carpet.

MASTER BEDROOM 20' x 11' (6.1m x 3.35m) The Master Bedroom is an impressive size and boasts bountiful natural light throughout provided by the large double-glazed window to rear, and double-glazed velux windows to front, whilst warmth, comfort and practicality are ensured by the two wall-mounted radiators, a sumptuous fitted carpet, ample eaves storage, alongside direct access into the adjoining en-suite.

EN-SUITE 8' x 4' (2.44m x 1.22m) The En-Suite benefits from a double-glazed window to rear, a heated towel rail, a hand-wash basin, a W/C, alongside a walk-in fully tiled shower.

GARDEN The South Facing Garden has a real charm and is perfect for the growing family. Benefiting from a large patio seating area ideal for outdoor dining, a well-kept lawn, a Summerhouse / Bar area, as well as an astro turf children's play area.

SUMMERHOUSE Whether you want an adults only bar, a teenagers gaming room, a home-gym, or even a space to work from home, this fully equipped Summerhouse is an amazing outside space to have, and versatile to your families needs.



We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer. Please note that all measurements are approximate.