



St. Peters Close  
Hartshorne





### Property Description

A well-presented extended & refurbished four/five double bedroom detached family home in a small private road development of four individually designed & constructed detached premier properties. The property was constructed approximately 16 years ago & has been owned from new by the current vendors who have refitted the kitchen & bathrooms to a high specification, extended to the rear & landscaped the private rear garden. A particular feature is the oak framed storm porch to the front, oak flooring (where specified) to the ground floor, high quality appliances to the kitchen, high spec Hans Grohe fittings to the shower rooms. In brief the accommodation comprises spacious galleried entrance hall, cloaks/wc, generous lounge with log burning stove, high spec dining kitchen with integrated appliances, wide opening to garden/family room, utility room, study/ bedroom five. To the first floor are 4 well-proportioned bedrooms with fitted shutters - 3 with fitted wardrobes, master with ensuite shower room, family shower room off the landing. Outside to the front is a paved path with gravelled borders & a shaped lawn. To the side is parking for several cars & a detached brick pitch roof garage. The rear has a lovely blocked paved patio, a full width aluminium covered glazed pergola over the patio area which offers ideal barbecue & seating area, decked fitted seat around the edge of the patio, contemporary outside lighting, outside patio heaters fitted to the rear of the property.

### Entrance

Front oak entrance door with inset leaded glazing leading to:-

### Spacious Entrance Hallway

Double glazed panels either side of the entrance hall with fitted window shutters. The entrance hall is a beautiful galleried hallway with open spindle staircase off to the first floor, feature oak flooring, vertical panel radiator, door off to useful understairs store, further door leading to:-

### Cloaks/Wc

Having a two piece white suite comprising low level wc, corner fitted wash hand basin with ceramic tiled splash back and chrome mixer tap over, ceramic tiled flooring, central heating radiator, extractor fan.

### Sitting Room

15' 2" max into chimney breast recess x 12' 11" ( 4.62m max into chimney breast recess x 3.94m ) Accessed via a half glazed door from the entrance hall, a particular feature of the room being a log burning stove flush fitted into the chimney breast with an oak mantle beam over and a stone tiled hearth beneath. The oak flooring continues through from the entrance hall, double opening double glazed UPVC French doors to the rear giving aspect and access to the rear garden, two central heating radiators, inset spotlights to the ceiling.

### Study/Bedroom Five

8' 6" x 6' 2" ( 2.59m x 1.88m ) Accessed from the entrance hall, having UPVC double glazed window to the front elevation with fitted window shutters, the oak flooring continues through from the entrance hallway, central heating radiator.

### Dining Kitchen

19' 4" x 15' 1" ( 5.89m x 4.60m ) Accessed via a half glazed door from the entrance hall, having a range of professionally fitted units to both base and eye level with granite work surfaces over, inset enamel one and a quarter bowl sink unit with Quooker chrome mixer tap over, inset spotlights to the ceiling, centre island with lighting feature over the island, granite work surfaces over, storage beneath and breakfast bar seating around the island, integrated appliances comprising dishwasher, eye level Hotpoint electric fan assisted oven and grill, five burner induction hob with stainless steel extractor hood over, ceramic tiled splashbacks with concealed under unit lighting, integrated microwave, American style Samsung fridge freezer fitted to a full height unit. Dining area with vertical panel radiator and a central heating radiator. Wide opening off the kitchen leads to:

### Family Room/Garden Room

11' 11" x 10' 11" ( 3.63m x 3.33m ) A beautiful extension to the kitchen, a particular feature being the lantern light ceiling, with two UPVC double glazed windows to the rear giving aspect over the garden, triple bifold double glazed UPVC double glazed doors to the side which give access to the garden, feature oak flooring, radiator with fitted shelf over, inset spotlights to the ceiling.

**Utility Room**

6' 4" x 5' 10" ( 1.93m x 1.78m )  
Accessed via the kitchen, having a range of matching base and wall units with roll edged laminated work surfaces over, circular stainless steel sink unit with chrome mixer tap over, plumbing and space for automatic washing machine, space for tumble dryer, oak flooring and wall mounted boiler provides oil fired central heating and hot water, half glazed UPVC door to the rear giving access to the garden.

**First Floor**

Galleried landing with open spindled balustrade, loft access, radiator, UPVC double glazed pencil light window to the front elevation, providing a small study area, double opening doors giving access to airing cupboard with pressurised hot water cylinder, further door gives access to a shelved out cupboard.

**Bedroom One**

12' 2" minimum x 10' 2" ( 3.71m minimum x 3.10m )  
Measured to the front of two double door fronted fitted wardrobes with hanging rails and shelving, inset spotlights to the ceiling, panelling to the headboard wall, central heating radiator, UPVC double glazed window with fitted window shutters to the rear giving aspect over the garden, panelled door off to:-

**Ensuite Shower Room**

Having been refitted with high specification fittings comprising a corner glazed shower cubicle with a chrome Hans Grohe mains shower over, with rain head and separate shower attachment, circular natural stone wash hand basin with flush fitted chrome mixer tap over, fitted to a contemporary vanity unit with storage beneath, part herringbone tiled walls, low level wc, ceramic tiled flooring, inset spotlights and extractor fan to the ceiling, contemporary style heated towel rail.

**Bedroom Two**

10' 7" minimum x 9' 5" ( 3.23m minimum x 2.87m )  
Measured to the front of a range of built in wardrobes - one double door fronted, one single door fronted, with hanging rail and shelving, UPVC double glazed window to the front elevation with fitted window shutter, central heating radiator and inset spotlights to the ceiling, feature panelling to the headboard wall.

**Bedroom Three**

10' 3" minimum plus door recess x 9' 2" ( 3.12m minimum plus door recess x 2.79m )  
Having UPVC double glazed window the rear elevation with fitted window shutters, central heating radiator, inset spotlights to the ceiling.

**Bedroom Four**

11' 11" max to rear of wardrobes x 6' 5" ( 3.63m max to rear of wardrobes x 1.96m )  
Having UPVC double glazed window to the front elevation with fitted window shutters, central heating radiator.

**Family Shower Room**

Has been refitted with a modern white suite with high quality fittings, comprising double width glazed shower cubicle, flush fitted shower with flush rain head fitted to the ceiling with a separate shower attachment, wc with concealed plumbing and circular enamel wash hand basin fitted to a vanity unit with storage beneath and chrome mixer tap over, ceramic tiled splashbacks and ceramic tiled flooring, inset spotlights and extractor fan to the ceiling, wall mounted heated towel rail, two UPVC double glazed opaque windows to the rear.

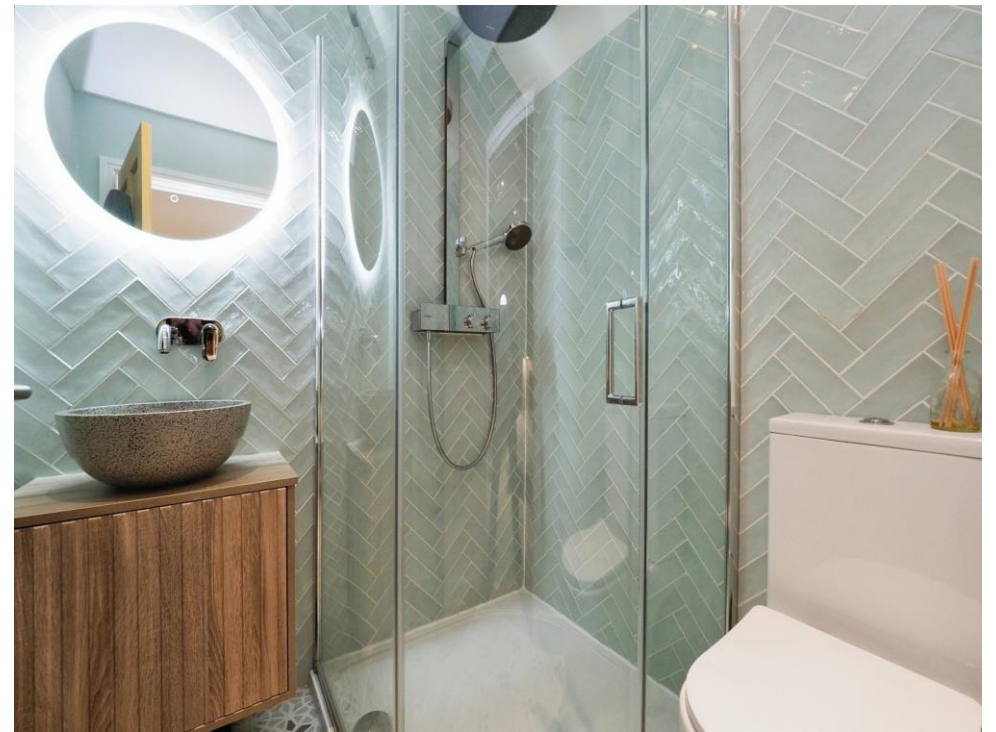
**Outside**

A particular feature to the front of the property is the large oak framed storm porch to the front door area with lighting. There is a paved path to the front with gravelled borders and a shaped lawn. The tarmacked private road leading in to the development belongs to the property with a right of way to the three other neighbouring properties. A block paved drive to the side of the property with continued parking for several tandem parked cars, detached brick pitched roof garage with up and over door, light and power, side window, bin storage area, gate to the rear giving privacy and access to the rear garden. The rear has a lovely blocked paved patio beyond the property, a full width aluminium covered glazed pergola over the patio area which offers ideal barbecue and seating area, decked fitted seat around the edge of the patio, contemporary outside lighting, outside patio heaters fitted to the rear of the property ensuring all weather dining and entertaining. Sleeper edged block paved steps lead up to a shaped lawn, with sleeper edged retainers around the edge of the lawn, oil tank and covered log store, pizza oven to the side of the lawn. There is a side blocked off area with an outside power point and tap.

In summary a lovely private and well landscaped garden with a lovely view of the church from the garden, must be viewed to be fully appreciated.



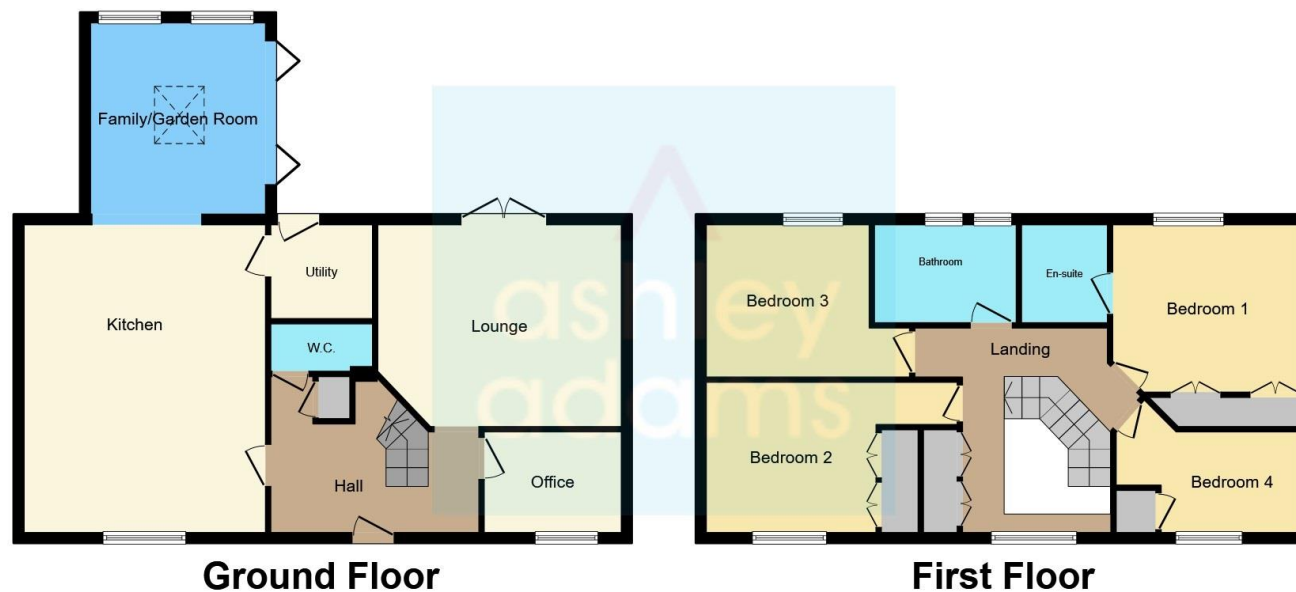












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