



## SHRUBBERY CLOSE, HESSETT

IP30 9GP

£500,000  
FREEHOLD

Located in a quiet cul-de-sac within the sought after village of Hessest, this stunning detached family home offers a perfect blend of modern living and serene surroundings. Upon entering, you are greeted by a welcoming entrance hall, the ground floor features two well-appointed reception rooms, including an inviting sitting room that is perfect for relaxation and a separate dining room ideal for entertaining guests. The stylish kitchen/breakfast room is a highlight, offering a contemporary space for culinary pursuits and casual dining. The first floor boasts four generously sized double bedrooms, two of the bedrooms benefit from en-suite bathrooms, providing added convenience, while a family bathroom serves the remaining rooms. Outside, the property features a private garden, perfect for enjoying the outdoors in peace. The views to the rear overlook a tranquil nature reserve, enhancing the sense of calm and privacy. Additionally, a double garage offers practical storage solutions and parking.

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# SHRUBBERY CLOSE

- A Stunning Executive Detached 4 Bedroom Home
- Stylish Kitchen/Breakfast Room
- Master Suite and Guest Room With En-Suite
- Gas Fired Central Heating
- Double Garage and Ample Driveway Parking
- Utility Room & Ground Floor Cloakroom
- Two Spacious Reception Rooms
- Located In Rural Setting With Easy Access To The A14
- A Generous Sized Private Rear Garden
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Welcoming spacious entrance hall with stairs leading to the first floor. Walk-in cupboard and radiator.

## Cloakroom

WC and wash basin. With window to side and radiator.

## Dining Room

Spacious entertaining space with window to front. Radiator.

## Sitting Room

Generous sized room with a stone fire surround and inset stove. French doors opening to the terrace and garden. Window to side and two radiators.

## Kitchen/Breakfast Room

A well-designed stylish kitchen with matching wall and base cupboard and drawer units with ample quartz worksurfaces over and a central island with chopping block. Inset sink and drainer. The integrated appliances include a dishwasher, Rangemaster cooker with extractor hood over and full fridge freezer. With window to rear and radiator.

The kitchen opens to a family breakfast area with French doors leading to the garden terrace and double doors opening to the entrance hall. Radiator.

## Utility Room

Fitted with a range of wall and base cupboards and ample work surface over. Inset sink and water softener fitted, with filter drinking tap. Space for tumble dryer and washing machine. Door leading to the side access and window to front. Radiator.

## Landing

Gallery landing with a window to front. Loft access, airing cupboard and radiator.

## Bedroom 1

Generous sized double room, with two double door fitted wardrobes. Window to rear and radiator.

## En-Suite

Stylish suite with WC and wash basin. Fully tiled large shower cubicle. Window to side and heated towel rail.

## Bedroom 2

Large double room with window to front and radiator.

## En-Suite

Stylish suite with WC and wash basin. Fully tiled large shower cubicle. Window to side and heated towel rail.

## Bedroom 3

Double room with window to rear and radiator.

## Bedroom 4

Double room with window to rear and radiator.

## Bathroom

Contemporary suite with WC and wash basin. Partially tiled with a bath, shower head over and shower screen. Window to front and heated towel rail.

## Outside

### Front Garden

To the front is a block paved driveway leading to the double garage offering ample parking and storage. Laid mainly to a well kept lawn and hedges. A pathway to the front door and side gated access to the rear garden.

### Rear Garden

The rear garden is fully enclosed and private with field views. Laid mainly to a well-kept lawn with flower and shrub borders. A generous sized terrace seating area and a pathway to the raised pond. Gated access to the front and a summer house to enjoy.

### Double Garage

With two up and over doors. Pedestrian door to the garden. Power connected and part boarded.

### Agent's Note

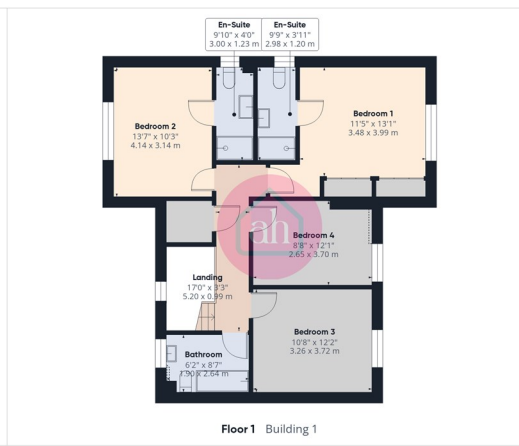
There is a maintenance charge for the communal areas of £346.32 PA

### Disclaimer

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# SHRUBBERY CLOSE





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Approximate total area  
1940 ft<sup>2</sup>  
180 m<sup>2</sup>

Reduced headroom  
3 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: C Council Tax Band: E**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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