



14 Scholars Walk, Stoneygate

£365,000 Freehold

Modern three-storey semi-detached townhouse with flexible living, open-plan kitchen, four bedrooms, three bathrooms, generous garden, garage and driveway. Move-in ready in Scholars Walk.



Knightsbridge
Estate Agents

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Ground Floor Hallway

21' 7" x 4' 6" (6.58m x 1.37m)

Accessed directly via the front entrance door and benefiting from limestone-effect laminate flooring throughout. Providing access to the ground floor shower room, utility room, versatile bedroom/study, staircase rising to the first floor and a useful storage cupboard housing the hot water cylinder.

Ground Floor Shower Room

10' 3" x 3' 7" (3.13m x 1.10m)

Fitted with a shower enclosure, low-level WC and wash hand basin. Benefiting from vinyl flooring, towel rail radiator, window to the front elevation, part tiled walls surrounding the wash hand basin and WC together with fully tiled walls within the shower enclosure.

Utility Room

7' 4" x 4' 9" (2.24m x 1.46m)

Practical utility room fitted with worktops, sink with mixer tap, storage cupboards and space for a washing machine. Benefiting from vinyl flooring, radiator, window and external door leading directly to the rear garden. The boiler is neatly housed within a storage cupboard.

Ground Floor Bedroom / Study

9' 11" x 8' 4" (3.01m x 2.54m)

A versatile room ideal as a fourth bedroom, guest accommodation, or home office. Benefiting from limestone-effect laminate flooring, radiator and patio doors providing direct access to the rear garden.

First Floor Landing

Open landing overlooking the stairwell and providing access to the open-plan living accommodation.





Open Plan Kitchen & Dining Area

16' 10" x 11' 3" (5.13m x 3.43m)

Positioned on the first floor to maximise the living space, this recently modernised kitchen forms the heart of the home. Fitted with a comprehensive range of wall and base units complemented by work surfaces, ceramic sink with mixer tap, integrated double oven, integrated microwave, integrated fridge freezer, hob and extractor hood. Benefiting from two windows to the rear elevation, vinyl flooring, radiator and ample space for family dining, creating an ideal entertaining space.

Lounge

16' 9" x 15' 7" (5.11m x 4.74m)

Open plan from the kitchen whilst remaining clearly defined as a separate living area. Benefiting from limestone-effect laminate flooring, feature electric fire, window to the front elevation and patio doors opening onto a Juliet balcony with glass balustrade, allowing an abundance of natural light throughout the room.



Second Floor Landing

Providing access to all three bedrooms and the family bathroom.

Bedroom One

14' 10" x 10' 6" (4.52m x 3.20m)

Spacious principal bedroom benefiting from two windows to the front elevation, built-in wardrobes, limestone-effect laminate flooring, radiator and direct access to the en-suite shower room.









En-Suite

5' 7" x 4' 11" (1.71m x 1.50m)

Fitted with a shower enclosure, WC and wash hand basin. Benefiting from part tiled walls, vinyl flooring, towel rail radiator and window to the front elevation.

Bedroom Two

10' 2" x 8' 9" (3.09m x 2.66m)

Double bedroom positioned to the rear of the property. Benefiting from built-in wardrobes, limestone-effect laminate flooring, radiator and window overlooking the rear garden.

Bedroom Three

7' 10" x 7' 9" (2.40m x 2.37m)

Well-proportioned third bedroom benefiting from limestone-effect laminate flooring, radiator and window to the rear elevation.

Family Bathroom

6' 5" x 5' 8" (1.96m x 1.72m)

Fitted with a bath incorporating a shower over, WC and wash hand basin. Benefiting from part-tiled walls, vinyl flooring and an extractor fan.

Garden

The generous enclosed rear garden provides a wonderfully private and low-maintenance outdoor space, perfect for relaxing, entertaining or family enjoyment. Screened by mature surrounding trees, the garden enjoys a secluded feel whilst remaining easy to maintain. It is accessed directly from both the utility room and the ground floor bedroom/study, offering excellent practicality and flexibility.

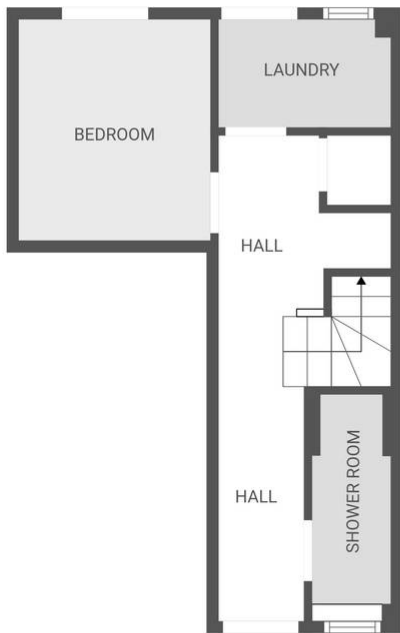
Off Street Parking

The property enjoys an attractive frontage with a driveway providing off-road parking for one vehicle together with access to the integral garage. Additional non-allocated parking bays are located directly in front of the properties, providing convenient visitor parking.

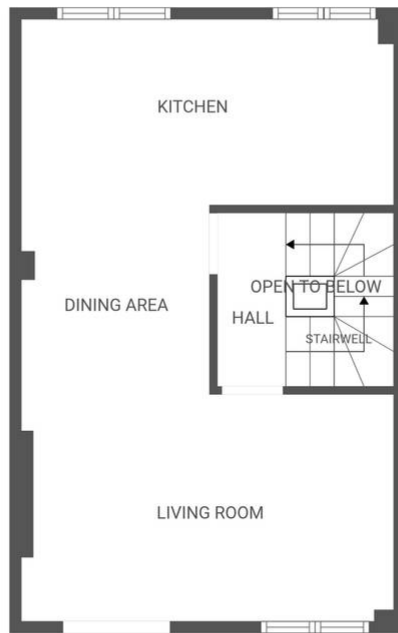
Garage

Integral garage providing secure parking or additional storage. Please note the garage is accessed externally and does not provide direct internal access into the property

There is an annual service charge of £1,225.00 payable annually.



Basement



Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

We'll keep you moving...



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