



STEPHENSON BROWNE

**Charles Bowden Place,
Haslington**
CW1 5UD



Asking Price £350,000

DESCRIPTION

A beautifully presented and exceptionally modern four-bedroom detached family home, ideally situated within the popular Haslington Village on Charles Bowden Place. This impressive property offers spacious and versatile accommodation arranged over two floors, with a stylish finish throughout and plenty of flexibility for modern family life. The property is presented in excellent condition and would make an ideal home for a growing family looking for generous living space in a desirable village setting.

The ground floor offers a superb arrangement of living accommodation, centred around a modern kitchen/diner providing an excellent space for everyday family life and entertaining. There is also a separate living room, together with a versatile additional room which could be used as a study, playroom or home office depending on individual requirements. A convenient downstairs WC completes the ground floor accommodation.

To the first floor are four well-proportioned double bedrooms, providing excellent sleeping accommodation for the family and guests. The principal bedroom benefits from its own en-suite shower room, with the remaining bedrooms served by a modern family bathroom. The accommodation is complemented



by excellent storage, including a fully boarded loft with fitted ladder and power, making the space particularly useful for storage and providing easy access.

Externally, the property continues to impress with a private enclosed rear garden which enjoys a good degree of privacy and is not directly overlooked in either direction. To the front is driveway parking, while the former garage has been thoughtfully converted to create the versatile study / playroom and a storage room behind, adding valuable extra space to the home.



ROOM DESCRIPTIONS

Situated on a popular cul-de-sac within a relatively new development, the property is conveniently placed for the amenities of Haslington Village and the surrounding area. Combining a modern presentation with generous and versatile accommodation, excellent privacy to the rear and useful additional spaces, this is a superb detached family home that is ready to move straight into. The property also benefits from a previous EPC rating of B and an onward chain already secured.

Kitchen Diner / Living Area
22'10" x 10'1"

Living Room
14'4" x 13'4"

Study / Playroom
9'8" x 8'5"

Storage Room
7'8" x 6'2"

WC
4'7" x 2'8"

Bedroom One
14'1" x 10'6"

Ensuite
7'9" x 4'2"

Bedroom Two
10'1" x 9'3"

Bedroom Three
10'6" x 10'4"

Bedroom Four
10'2" x 8'5"

Bathroom
6'7" x 6'3"

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.



AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

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We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.





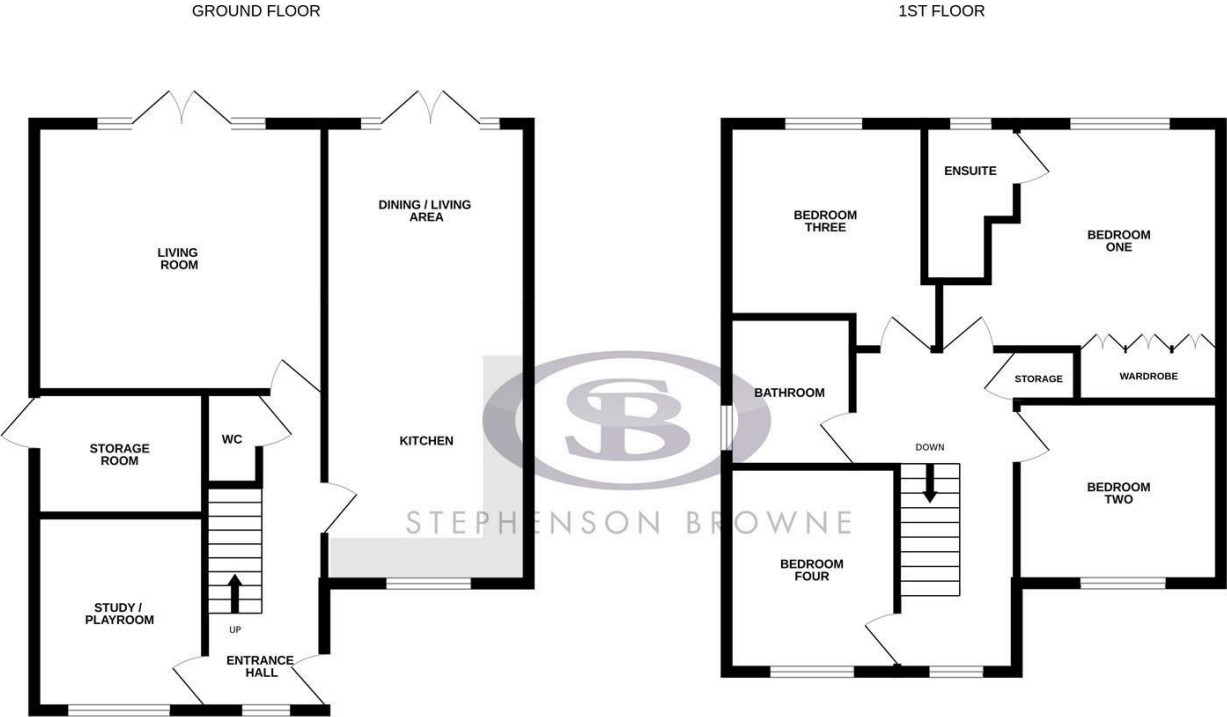


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Viewing

Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

Floorplans

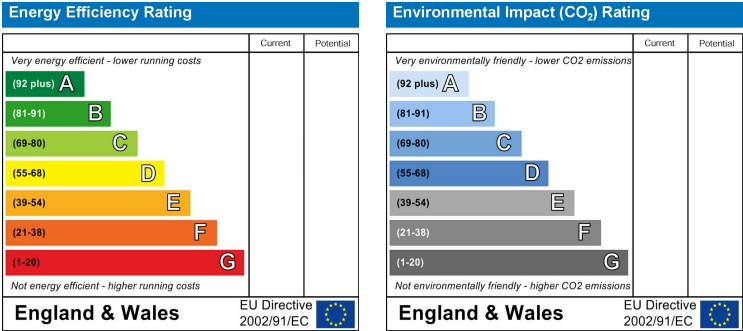


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



EPC Rating



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