# Nursery Gardens
# Goffs Oak

JR Sales & Lettings

# £1,250,000
# Freehold

An extremely spacious and well-arranged five-bedroom family home, located on a popular tree lined cul-de-sac in the sought-after St James Hamlet.

This superb property offers five reception rooms, three bathrooms, a double garage, and ample off-road parking. The ground floor accommodation comprises a welcoming reception hallway, WC, living room, study, dining room, family room, and a refitted kitchen/breakfast room with utility room.

Upstairs, the impressive galleried landing leads to five well-proportioned bedrooms. The principal bedroom benefits from a walk-in wardrobe and en-suite shower room, while a second bedroom also enjoys en-suite facilities. A family bathroom serves the remaining bedrooms.

Outside, the property enjoys beautifully landscaped front and rear gardens with mature shrubs and a sunny patio area, ideal for outdoor entertaining.

Situated within easy reach of excellent local schools and amenities, this superb family home must be viewed internally to be fully appreciated.

- **Five-bedroom detached family home in sought-after St James Hamlet**
- **Situated on a quiet and popular cul-de-sac**
- **Five spacious and versatile reception rooms**
- **Refitted kitchen/breakfast room with separate utility room**
- **Welcoming reception hallway with ground floor WC**
- **Principal bedroom with en-suite and walk-in wardrobe**
- **Second bedroom also benefiting from en-suite facilities**
- **Modern family bathroom serving remaining bedrooms**
- **Double garage with ample off-road parking**
- **Landscaped front and rear gardens with sunny patio area ideal for entertaining**

**Front**
Large block paved drive way with parking for multiple vehicles. Laid lawn. Attractive shrub and flower borders. Feature lamp post.

**Entrance**
Hardwood double door entrance with glazed windows to the side which leads to the:-

**Hallway**
Two radiators. Stairs to the first floor with storage cupboard under. Dado rail. Moulded coving to ceiling. Ceramic tiled floor. Doors to:-

**Downstairs W.C.**
Low flush W.C. with push button flush. Vanity wash hand basin with mixer tap and cupboard under. Tiled splashback. Chrome towel radiator. Moulded coving to ceiling. Extractor fan.

**Living Room**
Triple aspect room with a double glazed Georgian style bay window to the front. French doors with side windows to the garden and double glazed windows to the side. Four double radiators. Moulded coving to ceiling. Feature fire place with marble surround and quartz stone inset and hearth. Real flame effect gas fire.

**Dining Room**
Double glazed bay window to the rear. Moulded coving to ceiling. Radiator. Wooden flooring.

**Study**
Double glazed bay window to the front. Radiator. Wooden flooring. Moulded coving to ceiling.

**Second Lounge/Snug**
Double aspect room. Double glazed window to the front. Double glazed box bay window to the side. Double radiator. Moulded coving to ceiling.

**Kitchen**
Double glazed French doors to the garden. Double glazed windows to the rear. Moulded coving to ceiling. Inset spotlights. Double radiator. Ceramic tile floor. Attractive range wall and base fitted units in a light grey with marble effect worktops over and upstands. Tiled splashbacks. 1 1/2 bowl sink with mixed tap and drainer. Integrated dishwasher. Eye level double oven. Integrated fridge. Pull out corner cabinets. Glass display cabinets. Five ring gas hob with glass splashback and extractor fan over. Built in larder cupboard. Door to the:-

**Utility Room**
Double glazed Georgian style composite door to the garden. Double glazed window to the side. Moulded coving to ceiling. Extractor fan. Range of wall and base fitted units with work surfaces over. Plumbing and spaces for tumble dryer and washing machine. Tiled splash backs. Cupboard housing Boiler. Ceramic tiled floor.

**Galleried Landing**
Moulded coving to ceiling. Dado rail. Wall lights. Access to loft space via pull down ladder. Radiator. Double glazed window to the front. Built in airing cupboard housing Mega Flo. Doors to:-

**Main Bedroom**
Double glazed bay window to the front. Moulded coving to ceiling. Radiator. Archway to:-

**Dressing Room**
Extensive hanging space and shelving. Glazed door into the dressing room. Moulded coving to ceiling. Opaque glazed door to:-

**En-Suite**
Opaque double glazed window to the front. Ceramic tile floor walls and complimentary ceramics. Suite comprising of a panel bath with mixed taps. Low flush W.C with push button flush. His and Hers vanity wash hand basins with mixed taps and cupboards under. Tile enclosed shower cubicle with mixer valve with hand attachment rain head. Spotlights. Extractor fan. Moulded coving to ceiling. Fitted mirror. Feature column towel radiator in light grey.

**Bedroom 2**
Double glazed box bay window to the rear. Double radiator. Moulded coving to ceiling. Built in double wardrobe. Door to:-

**En-Suite 2**
Double glazed window to the side. Anthracite towel radiator. Wall mounted vanity wash hand basin and cupboard under. Low flush W.C. Tile enclosed shower cubicle. Mixed valve with hand attachment rain head. Coving to ceiling. Inset spotlights. Extractor fan. Part tiled walls. Ceramic tiled floor. Complimentary ceramics.

**Bedroom 3**
Double glazed window to the front. Radiator. Coving to ceiling.

**Bedroom 4**
double glazed window to the rear. Coving to Ceiling. Radiator. Fitted cupboard.

**Bedroom 5**
Double glazed window to the rear. Radiator. Coving to ceiling.

**Family Bathroom**
Double glazed window to the rear. Suite comprising of a low flush W.C. Vanity wash hand basin with mixed tap and cupboard under. Panel bath with mixed tap. Anthracite towel radiator. Feature niches. Shaver socket. Built in tiled enclosed shower with mixed valve, hand attachment and rain head. Inset spotlights. Extractor fan. Coving to the ceiling. Extensively tiled walls and flooring complimentary ceramics.

**Double Garage**
Electric up and over door. Glazed courtesy door to the garden. Glazed windows. Power and lighting. Storage in the loft eaves with access via a pull down ladder.

**Garden**
Patio paved areas. Mainly laid to lawn with mature shrub and flower borders. Sun patio to the corner. Water tap. Lighting. Secluded garden.

Whilst every effort has been made to ensure the accuracy of these particulars, all measurements are approximate and for guidance only. Photographs may have been digitally enhanced, edited, or AI-assisted for presentation purposes. Buyers are advised to satisfy themselves by inspection and independent verification.

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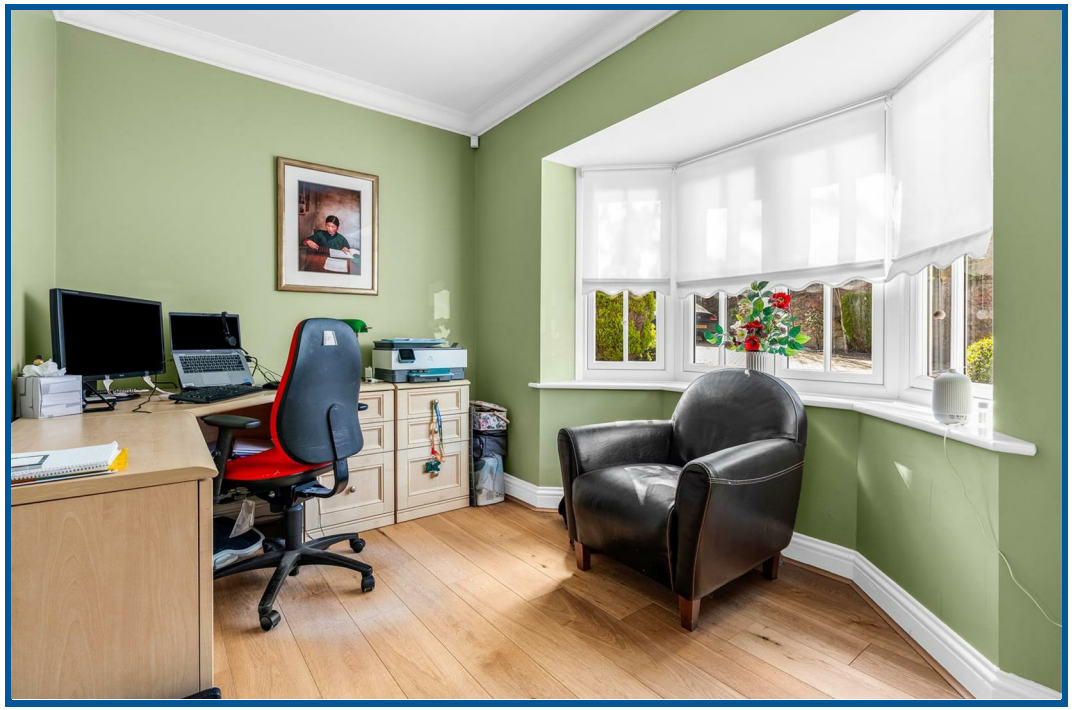

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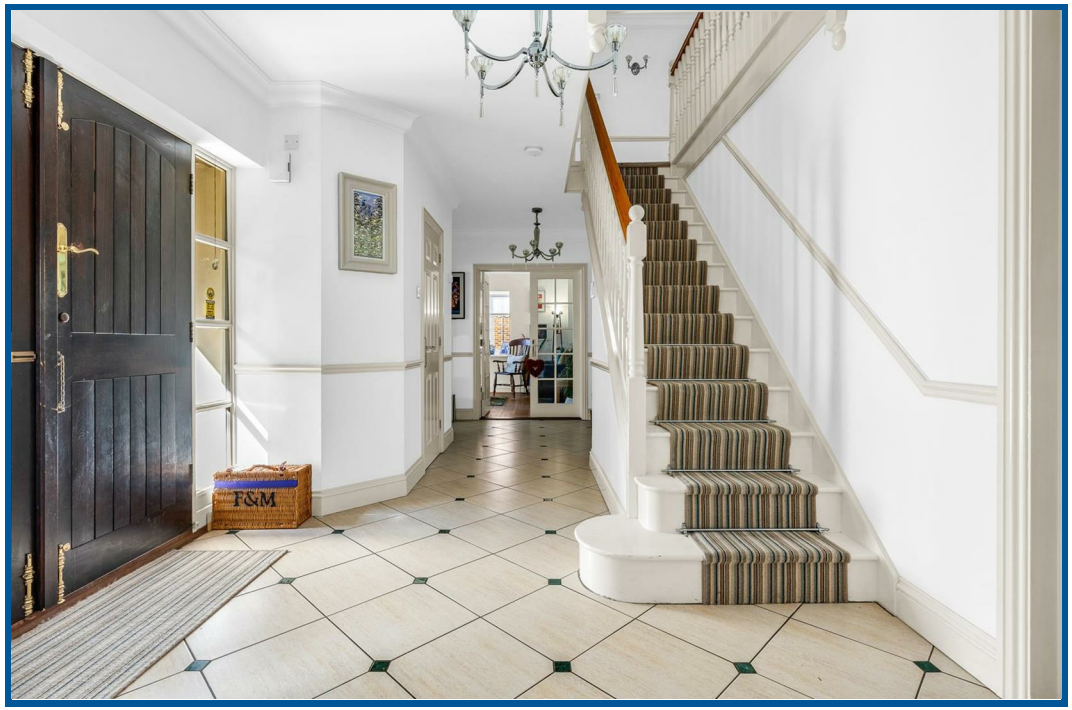
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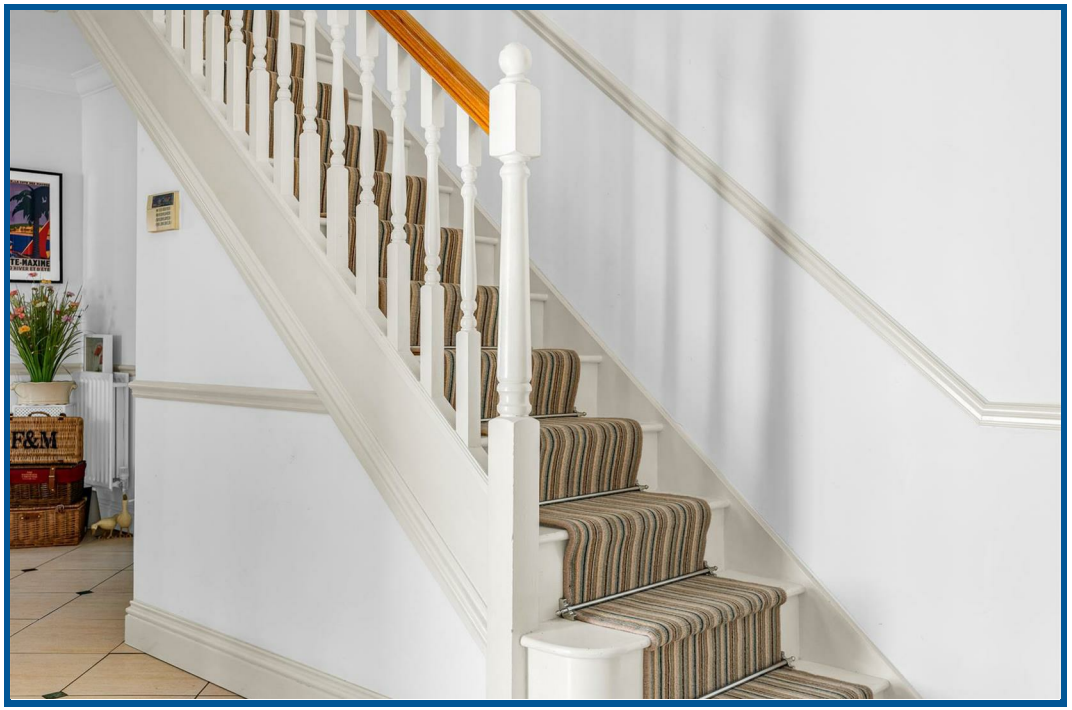
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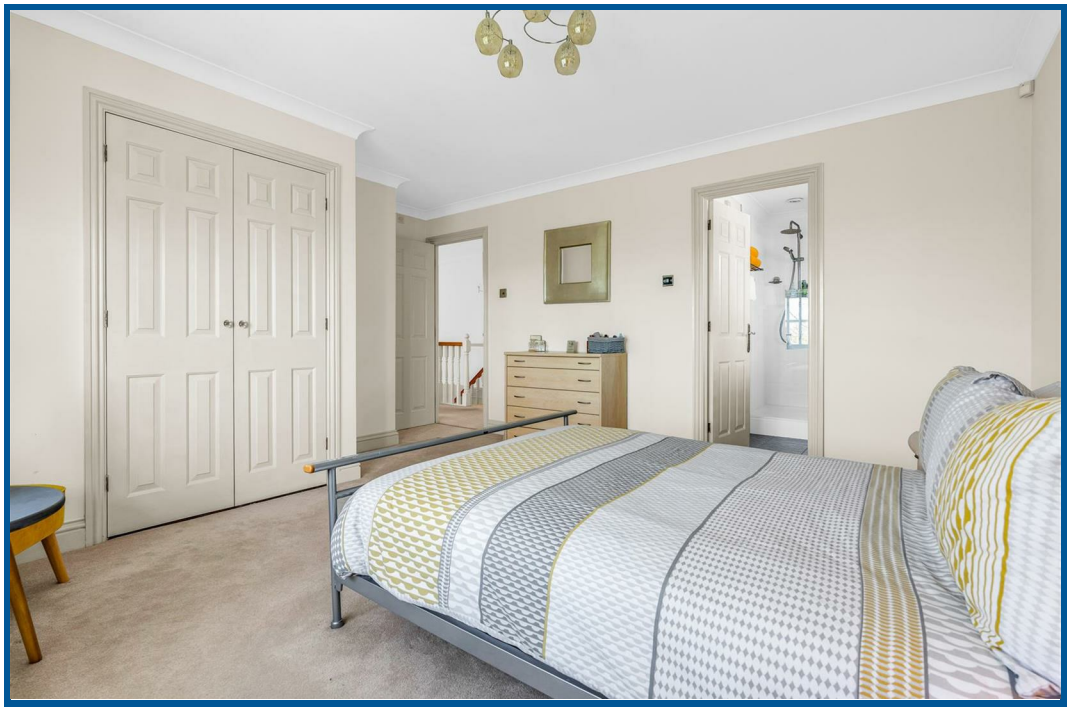

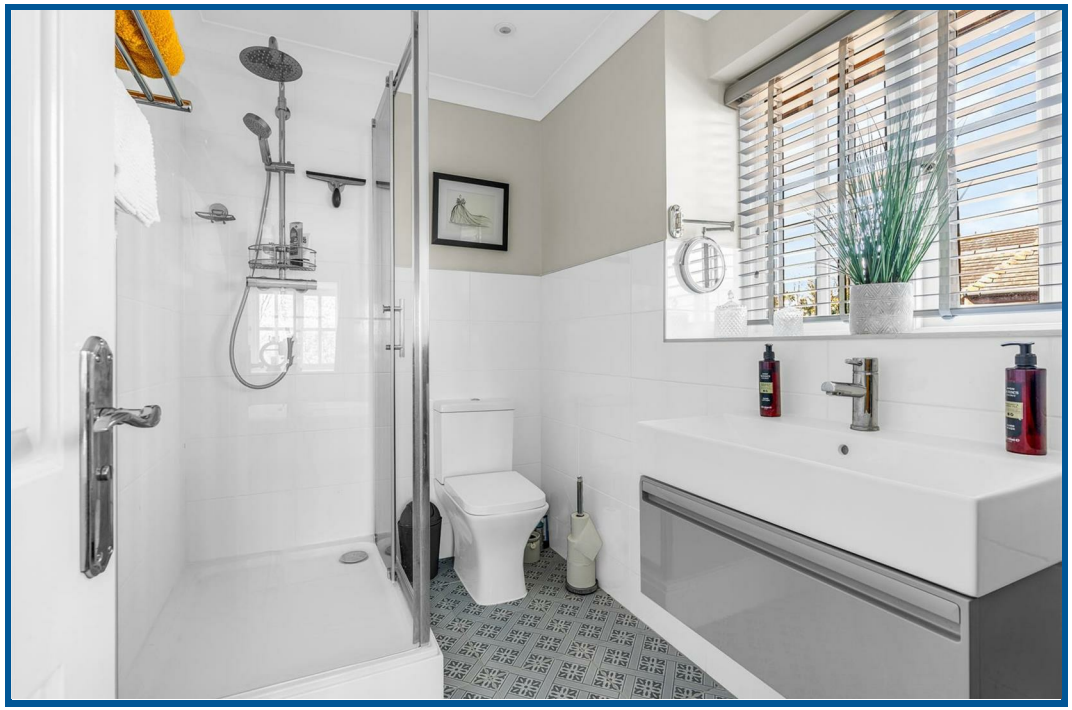

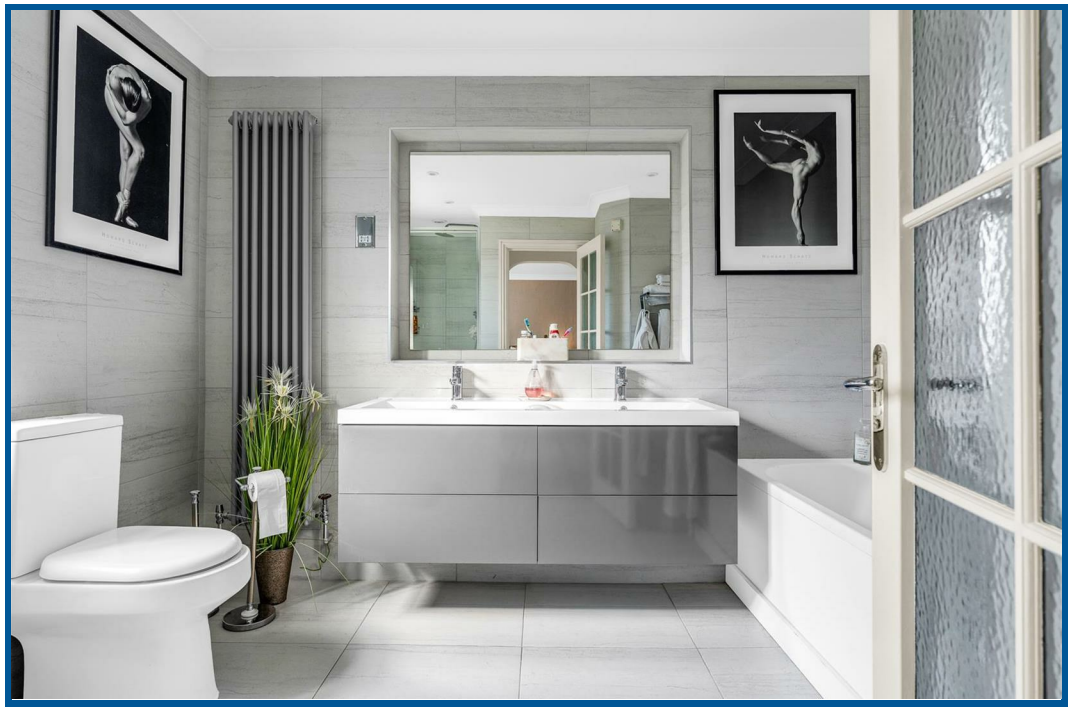

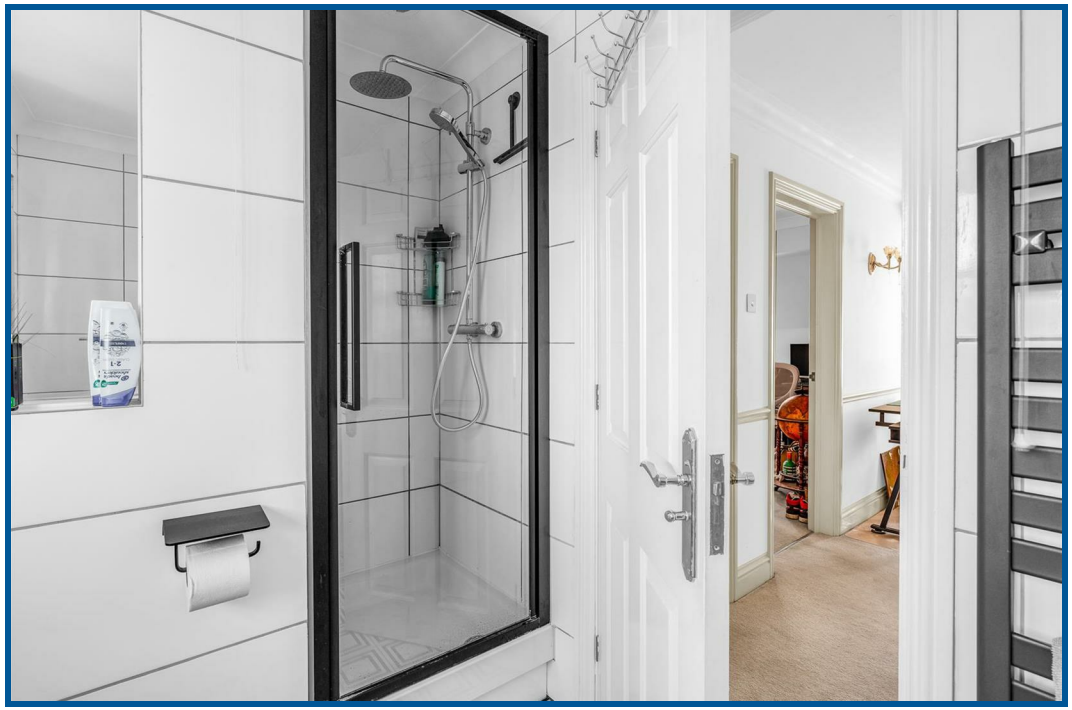

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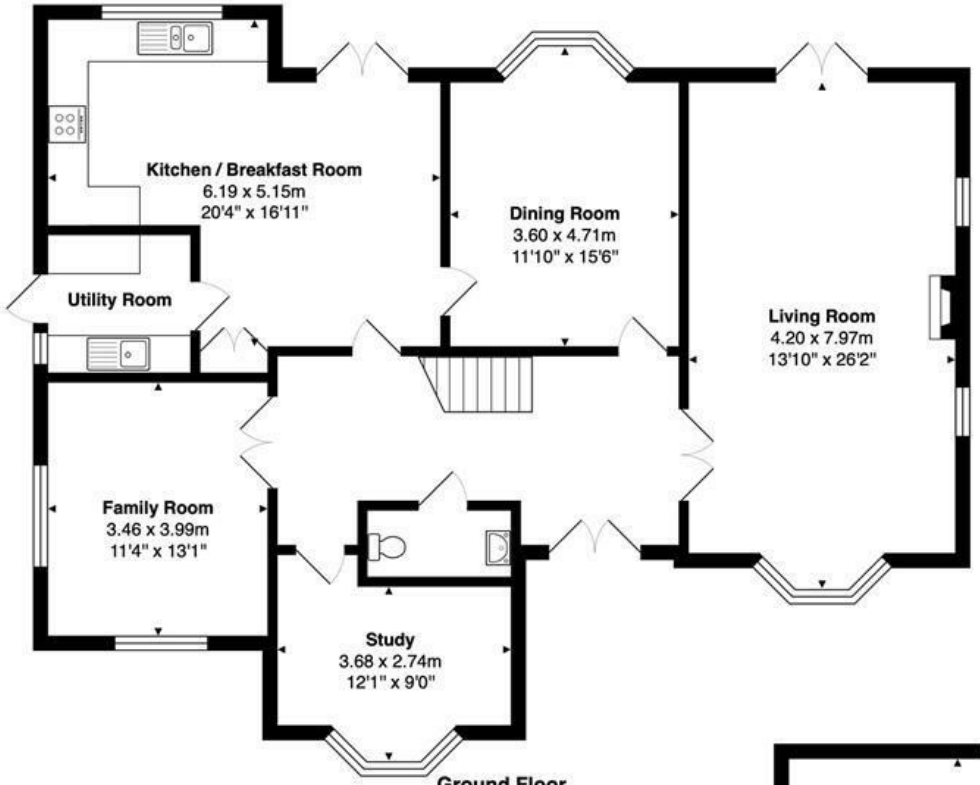
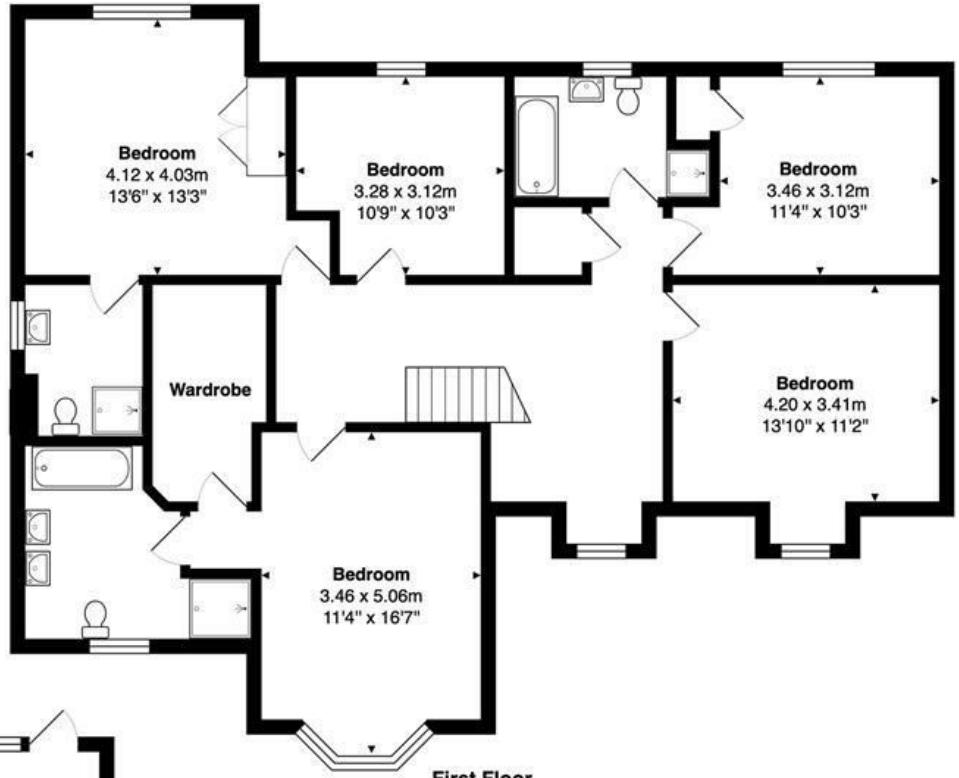
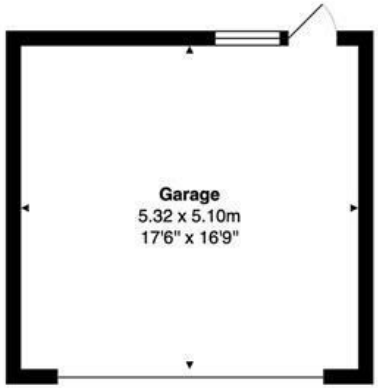



**Ground Floor**
Area: 126.3 m² ... 1359 ft²

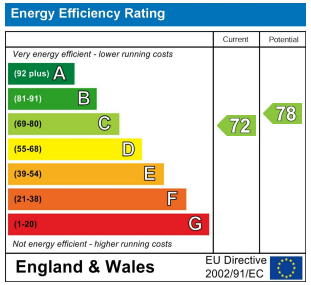


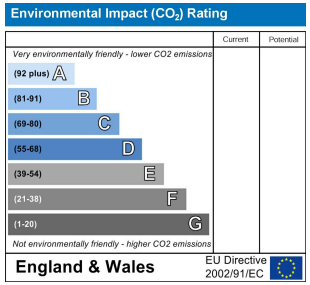

**First Floor**
Area: 121.8 m² ... 1311 ft²




**Outbuilding**
Area: 27.1 m² ... 292 ft²

Total Area: 275.2 m² ... 2962 ft²




FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

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