



Newchurch Close, South Knighton

Offers Over £565,000 Freehold

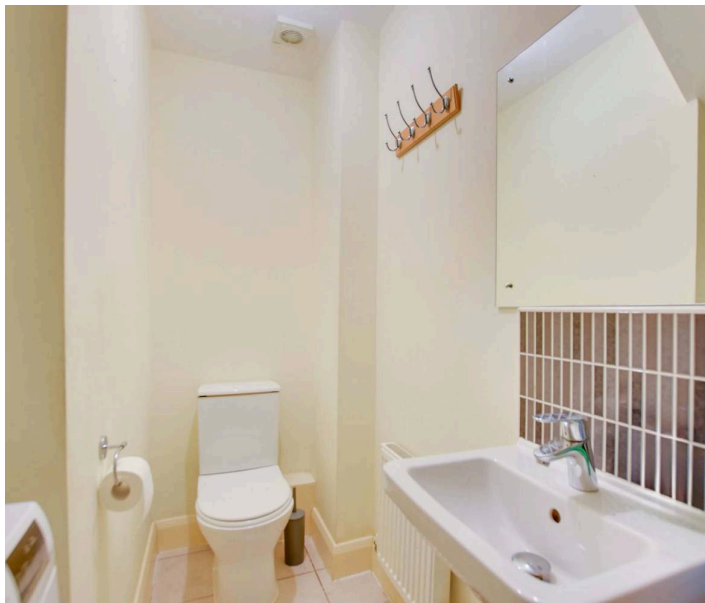
Spacious four-bedroom detached home in South Knighton with kitchen diner, two reception rooms, en-suite to principal bedroom, driveway, garage and enclosed rear garden. No upward chain.



Knightsbridge
Estate Agents

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Entrance Hall

Includes stairs to the first floor, an internal door to the garage, and a radiator.

Ground Floor WC

6' 8" x 5' 10" (2.02m x 1.79m)

(narrowing to 0.9m) Includes a low-level WC, a wash hand basin, plumbing for a washing machine, tiled floor, and a heated towel rail.

Reception Room/Sitting Room

21' 4" x 10' 7" (6.50m x 3.22m)

Features a double-glazed bay window to the front elevation, a TV point, and two radiators.

Reception Room/Dining Room

10' 9" x 9' 5" (3.28m x 2.87m)

Includes double-glazed French doors to the rear garden and a radiator.

Kitchen Diner

17' 5" x 10' 9" (5.30m x 3.27m)

Features double-glazed French doors and a window to the rear elevation, stainless steel sink and drainer unit, wall units with under-unit lighting, base units with work surfaces, built-in Bosch oven and electric hob with stainless steel splashback and chimney hood, built-in dishwasher, built-in fridge and freezer, tiled floor, inset ceiling spotlights, and a radiator.



First Floor Landing

Includes an airing cupboard and loft access.

Bedroom One

16' 8" x 10' 9" (5.09m x 3.28m)

Features a double-glazed window to the front elevation, two built-in double wardrobes, and two radiators.

En-Suite Shower Room

6' 6" x 4' 10" (1.97m x 1.47m)

Includes a double-glazed window to the front elevation, a tiled shower cubicle, a low-level WC, a pedestal wash hand basin, a heated chrome towel rail, and a tiled floor.

Bedroom Two

12' 7" x 16' 1" (3.84m x 4.90m)

Includes a double-glazed window to the rear elevation and a radiator.

Bedroom Three

11' 7" x 9' 6" (3.54m x 2.90m)

Features a double-glazed window to the rear elevation and a radiator.

Bedroom Four

11' 11" x 11' 4" (3.63m x 3.45m)

Includes a double-glazed window to the front elevation, built-in wardrobes and a radiator.









Bathroom

8' 3" x 5' 7" (2.52m x 1.71m)

Includes a double-glazed window to the rear elevation, a bath with a mixer tap/shower attachment, a pedestal wash hand basin, a low-level WC, inset ceiling spotlights, tiled flooring, and a heated chrome towel rail.

Front Garden

Mainly lawned front garden with paved path and flower bed with inset shrubs.

Rear Garden

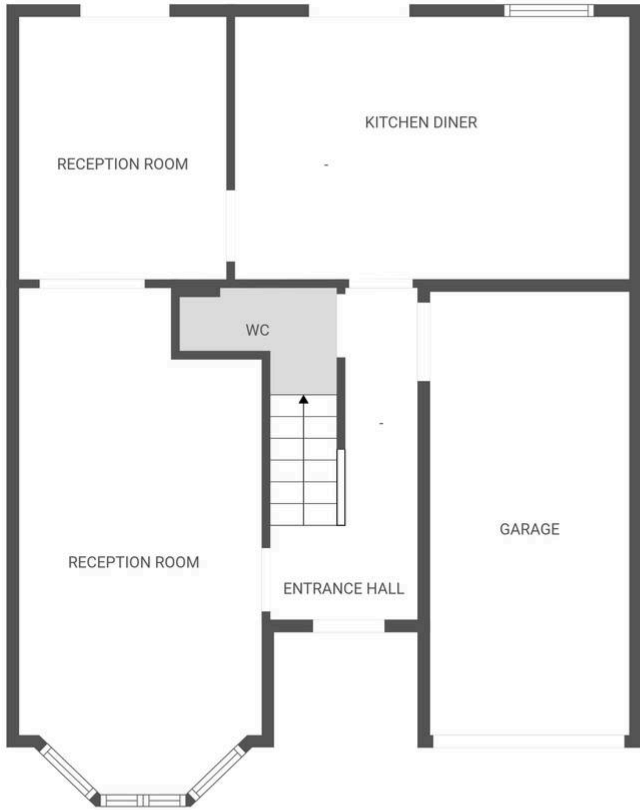
Features a paved patio with lawned area and gravelled area, shrubs to borders, fencing to perimeter, a gate for side access, and an outside tap.

Driveway

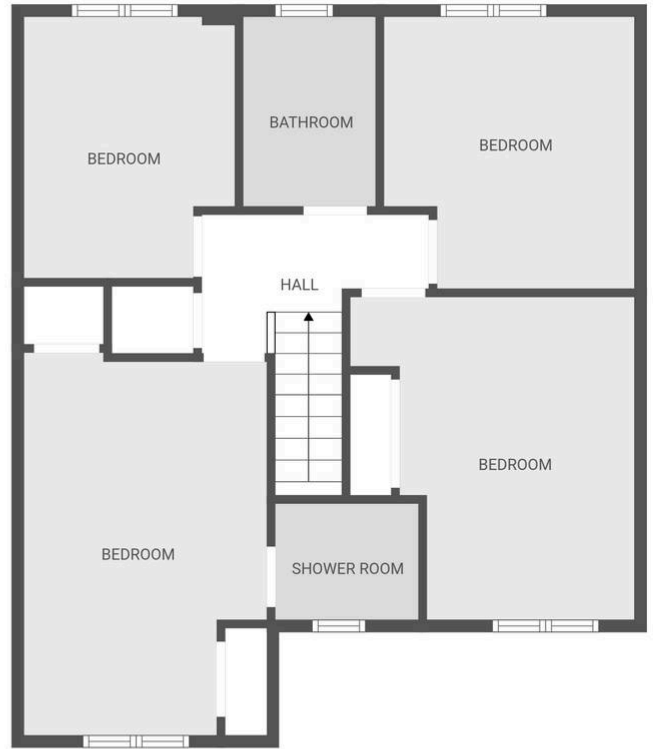
block-paved driveway providing off-road parking leading to the garage.

Garage

(measuring 5.57m x 2.66m) Features an up-and-over door to the front elevation, a wall-mounted boiler, power, and lighting.



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

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