

# Sinclair



14 Stonebridge Close, Ibstock

£450,000

# 14 Stonebridge Close

Ibstock

This MUCH IMPROVED FOUR BEDROOM DETACHED FORMER SHOW HOME ON A CORNER PLOT comes to the market within the popular commute village of Ibstock. The property benefits from a recently fitted air source heat pump with 20 accompanying solar panels, with additional 17 kW hour battery and boasts a double detached garage, timber cabin offering a work from home space, landscaped garden, ample parking, and at a glance, comprises entrance hall, dining room, lounge, kitchen/diner, ground floor w.c, and utility room with stairs rising to the first floor offering four good sized bedrooms, two en-suites and the family bathroom respectively.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- 20 Solar Panels
- 17 Kwh Battery System
- Air Source Heat Pump
- Double Garage
- Corner Plot
- Two Ensuites
- Former Show Home
- Four Bedrooms



## GROUND FLOOR

### Entrance Hall

Entered through a composite front door with inset opaque double glazed panel and comprising ceramic tiled flooring, stairs rising to the first floor and access to under stairs storage.

### Dining Room

13' 5" x 11' 3" (4.09m x 3.43m)

Enjoying a dual aspect with uPVC double glazed window to front and further uPVC double glazed bay window to side and finished in Amtico Herringbone LVT flooring.

### Lounge

22' 0" x 11' 8" (6.71m x 3.56m)

Benefitting from a dual aspect with uPVC double glazed bay window to front and further uPVC double glazed French doors accessing the rear garden. The lounge comprises a gas free standing log burner effect fireplace with a floating timber mantle.

### Guest Cloakroom

Enjoying continued flooring from the entrance hall. The guest cloakroom comprises a low level push button w.c, a vanity wash hand basin, extractor fan, part tiled walls and having a chrome heated towel rail.

### Kitchen/Diner

12' 3" x 16' 5" (3.73m x 5.00m)

Inclusive of an attractive range of wall and base units, a four ring induction hob with extractor hood over with splash screen, a one and a half bowl sink and drainer unit with instant hot water mixed tap, space and plumbing for appliances and enjoying an integrated Miele double electric oven/grill and further microwave with the addition of an integrated fridge/freezer. Other benefits include inset downlights, ceramic tiled flooring, uPVC double glazed windows to side and rear with uPVC framed French doors accessing the private rear garden.



### Utility Room

5' 8" x 9' 1" (1.73m x 2.77m)

Enjoying continued ceramic tiled flooring from the kitchen, the utility room benefits from a range of wall and base units, space and plumbing for appliances, a work surface, a sink and drainer unit, extractor fan and uPVC double glazed door to side.

### FIRST FLOOR

#### Landing

Stairs rising to the first floor landing gives way to four good sized bedrooms, including two en-suite shower rooms and the family bathroom and comprises a loft hatch (part boarded) with light and power and an airing cupboard housing the hot water cylinder.

#### Bedroom One

9' 7" x 16' 7" (2.92m x 5.05m)

Enjoying a dual aspect with uPVC double glazed window to both sides and having a range of Hammonds fitted wardrobes.

#### Ensuite Shower Room

4' 7" x 6' 8" (1.40m x 2.03m)

This three piece suite comprises a low level push button w.c, vanity wash hand basin with mono bloc mixed tap, double shower enclosure, chrome heated towel, ceramic tiled walls and flooring, shaver point, extractor fan and an opaque uPVC double glazed window to side.

#### Bedroom Two

10' 8" x 10' 3" (3.25m x 3.12m)

Having uPVC double glazed window to front and fitted Hammonds wardrobe.



### Ensuite Shower Room

4' 5" x 5' 7" (1.35m x 1.70m)

This three piece white suite comprises a low level push button w.c, pedestal wash hand basing with mono bloc mixed tap, tiled splashbacks, a shower enclosure with thermostatic mixer tap, chrome heated towel rail, ceramic tiled flooring, extractor fan, shaver point and having an opaque uPVC double glazed window to front.

### Bedroom Three

12' 5" x 9' 1" (3.78m x 2.77m)

Having uPVC double glazed window to front and fitted Hammonds wardrobe.

### Bedroom Four

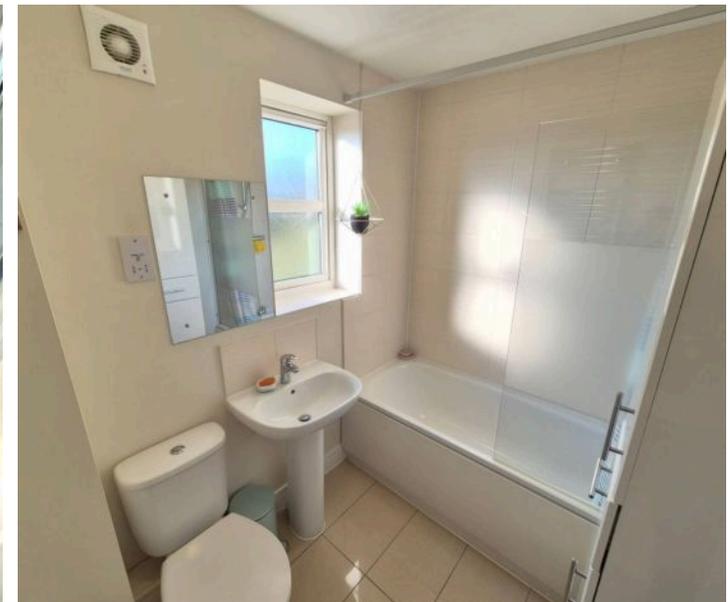
8' 4" x 10' 3" (2.54m x 3.12m)

Having uPVC double glazed window to rear.

### Family Bathroom

7' 4" x 5' 6" (2.24m x 1.68m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, panelled bath with splash screen and thermostatic mixer shower over, an extractor fan, shaver point, chrome heated towel rail, ceramic tiled flooring and an a opaque uPVC double glazed window to side.



### Rear Garden

Entered via a side gate and surrounded by timber close board fence panelling with retaining brick wall and comprising a paved patio facilitated by wall lighting and a water point. A well maintained lawn, which in turn leads to an area of raised timber decking with part planted borders and offering access to the timber cabin/office.

### Timber Cabin/Home Office

0' 11" x 7' 10" (3.33m x 2.39m)

Enjoying two timber framed skylights, light, power, wired in ethernet, and entered by a double timber framed doors.

### Front Garden

Surrounded by box hedging offering privacy which wraps around the front and side of the property including the dedicated utility area housing the air source heat pump and battery storage system (17Kwh), providing an efficient and future-proof energy solution.

### Double garage

17'7" x 19'4" The double garage enjoys light, power, two up and over front security doors with a further side personnel security door.

### Driveway

Offering a double tarmacadam driveway providing off road parking for multiple vehicles.







Ground Floor



First Floor





## Sinclair Estate Agents

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