Sinclair



Malthouse Close, Nailstone

Offers In Excess of £350,000

Malthouse Close

Nailstone

This THREE BEDROOM DETACHED FAMILY HOME with a FOURTH BEDROOM to the ground floor comes to the market offering a corner plot within a sought after CUL-DE-SAC in the popular commuter village of Nailstone. At a glance, the property comprises an entrance hall which gives way to an L-shaped lounge/diner, an expansive 17'5" kitchen and further snug/fourth bedroom to the ground floor and a utility room. Stairs rise to the first floor landing offering three further bedrooms and a four piece family bathroom suite. Externally, the property benefits from a detached garage, low maintenance frontage and private rear garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:

- Corner Plot
- Three/Four Bedrooms
- L-Shaped Lounge/Diner
- Detached Garage
- Cul-De-Sac
- Sought After Village







GROUND FLOOR

Entrance Porch
Entered by a uPVC front door with inset opaque double glazed panel and having an adjacent uPVC double glazed window and giving way to the L-shaped lounge/diner.

L-Shaped Lounge/Diner
19' 2" x 18' 2" (5.84m x 5.54m)
Having a uPVC double glazed bow window to front and aluminium framed bifold doors accessing the rear garden, the lounge/diner comprises timber effect LVT flooring, stairs accessing the first floor with understairs storage and a feature electric fireplace with a tile surround and hearth.

Kitchen
7' 8" x 17' 5" (2.34m x 5.31m)
Having a range of wall and base units with a sink and drainer unit, floor mounted oil fired boiler, space and plumbing for appliances with tiling to splash prone areas, vinyl flooring, coving, two uPVC double glazed windows to rear and having a timber side door accessing the utility room.

Utility Room
7' 11" x 11' 6" (2.41m x 3.51m)
Having a rolled edge work surface with space and plumbing for appliances whilst featuring uPVC framed front and rear doors with adjacent uPVC double glazed windows respectively.

Snug/Bedroom Four
16' 3" x 8' 4" (4.95m x 2.54m)
Having a uPVC double glazed bow window to front, tiled effect laminate flooring and coving.







FIRST FLOOR

Landing
Stairs rising to the first floor landing offers three double bedrooms and the four piece bathroom suite and comprises an airing cupboard housing the hot water cylinder, loft hatch and uPVC double glazed window to rear enjoying countryside views.

Bedroom One
11' 4" x 12' 9" (3.45m x 3.89m)
Having a uPVC double glazed window to front and coving.

Bedroom Two
7' 7" x 8' 5" (2.31m x 2.57m)
Having a uPVC double glazed window to rear enjoying countryside views and a range of fitted wardrobes.

Bedroom Three
6' 6" x 11' 9" (1.98m x 3.58m)
Having timber effect laminate flooring, a range of fitted wardrobes and uPVC double glazed window to front.

Family Bathroom
6' 4" x 7' 6" (1.93m x 2.29m)
This four piece suite comprises a low level push button w.c, pedestal wash hand basin, panelled bath with splash screen and telephone style mixer shower tap, opaque uPVC double glazed window to rear, laminate flooring and a walk in shower enclosure.







REAR GARDEN

Having a paved patio area adjacent to a well maintained lawn edged with shrubs and trees surrounded by timber close board fence panelling, water point and featuring a timber garden shed.

Garage

16' 5" x 8' 6" (5.00m x 2.59m)

Entered via an up and over door to front with further timber framed personnel door to side with an adjacent timber framed single glazed window and benefiting from both light and power.

Driveway

Offering off road parking via a tarmacadam driveway with a further area of block paving whilst providing access to the detached garage.







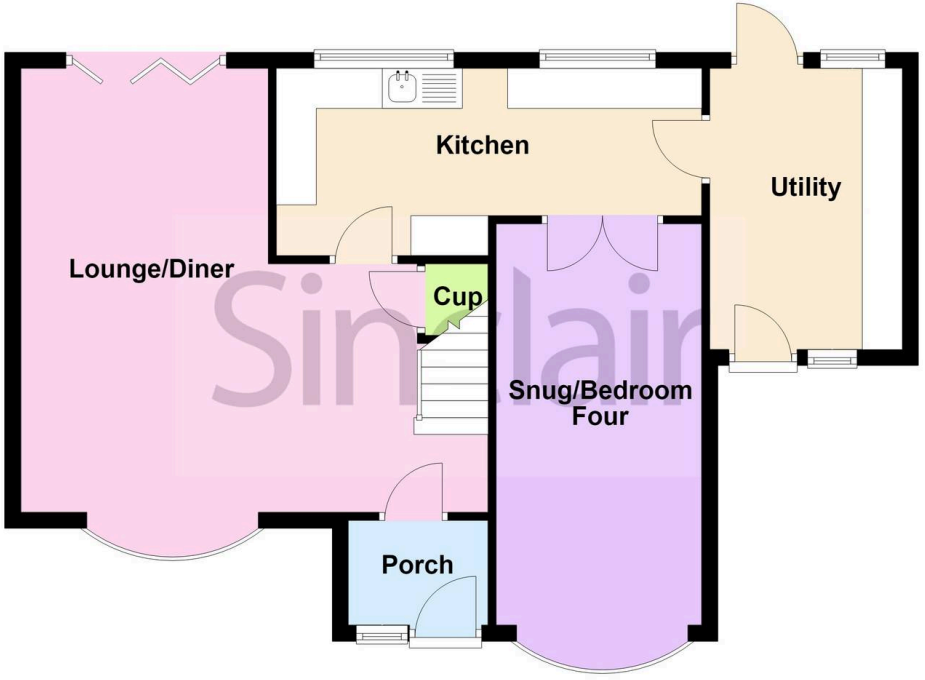




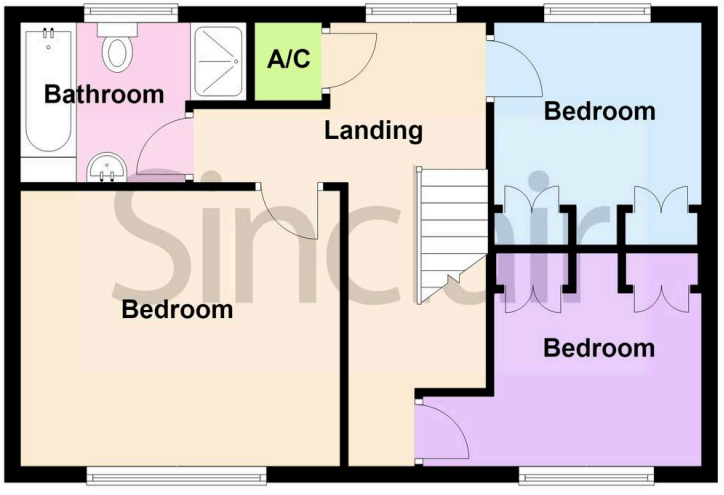




Ground Floor



First Floor





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