



POLLARD
ESTATES

13 Hickory Dell

Hempstead, ME7 3SL

Offers in excess of £400,000



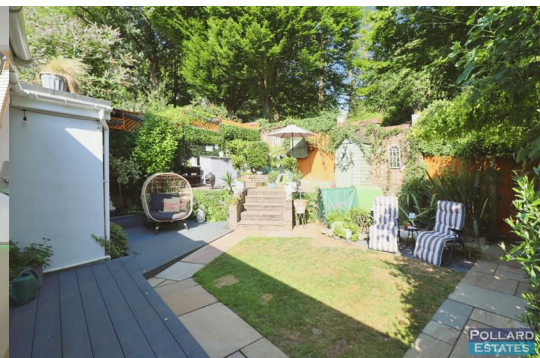
A uniquely and considerably extended home offering high specification accommodation throughout.

Upon entry, the configuration boasts a practical sized lounge with feature log burner, beautiful and modern kitchen/diner with granite work tops, a useful utility area and downstairs double bedroom with stylish en-suite offering direct access to a mediterranean style court yard area, perfect for unwinding. Upstairs comprises of two further double bedrooms and a luxury shower room.

The landscaped rear garden offers both privacy and a sunny southerly aspect. The current vendor has invested a significant amount of time and money including the installation of (Daikin) heat pump technology for sustainable home comfort, cost saving and carbon footprint reducing solar panels, and an aesthetically pleasing bloc paved driveway with a Zappi electric vehicle charging point.

The location is particularly appealing, set within a sought after residential cul-de-sac and within easy reach of local amenities including a quant coffee shop, co-op, motorway links and Hempstead Valley's popular shopping facilities. Hempstead infant and junior schools are also situated within a short walk.

A stunning 3 double bedroom home which must be viewed.



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Door To

Porch

Lounge

17'6 x 13'1 (5.33m x 3.99m)

Kitchen/ Diner

18'6 x 12'9 (5.64m x 3.89m)

Utility Area

6'9 x 5'2 (2.06m x 1.57m)

Bedroom

12'9 x 8'0 (3.89m x 2.44m)

En-Suite

8'0 x 3'3 (2.44m x 0.99m)

Courtyard Garden

22 x 12 max (6.71m x 3.66m max)

Stairs from Lounge

Landing

Bedroom

13'1 x 9'0 (3.99m x 2.74m)

Bedroom

11'2 x 9'0 (3.40m x 2.74m)

Shower Room

7'7 x 4'7 (2.31m x 1.40m)

Ladder Access to

Loft Room

12'3 x 11'3 (3.73m x 3.43m)

Garden

30 x 25 apx (9.14m x 7.62m apx)

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Services, appliances and systems have not been tested. Buyers must satisfy themselves by inspection or other means.

Tenure, ground rent, service charges and other leasehold details are provided by the seller and must be verified by a solicitor.

Any changes to charges or terms should be confirmed independently.

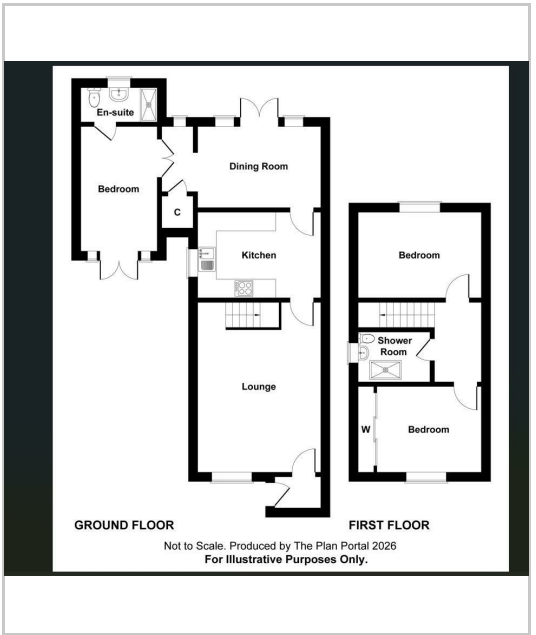
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Personal data supplied during the enquiry or offer process will be handled in accordance with our privacy policy.

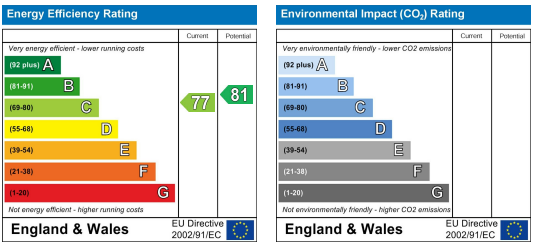
Area Map



Floor Plans



Energy Efficiency Graph



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