



5 WAIN CLOSE, LITTLE HEATH EN6 1NF

Asking Price £1,250,000 | Freehold

ANDREW WARD EST. 1988  
ESTATE AGENTS



## Property Overview

A truly stunning four bedroom detached family house with double garage/gym and beautiful garden which has undergone complete modernisation to provide both spacious and luxury living space throughout. Accommodation comprises entrance porch leading to entrance hall with turning staircase with galleried landing, front to back living room with feature fire and bi folding doors to garden, interconnecting double doors to dining/family room, luxury fully integrated kitchen breakfast room, cloakroom and internal door to garage/gym with underfloor heating. To the first floor the spacious landing leads to four good size double bedrooms served by a luxury four piece family bathroom. The property is approached by a independent drive with double garage and beautiful mature South facing garden to rear.



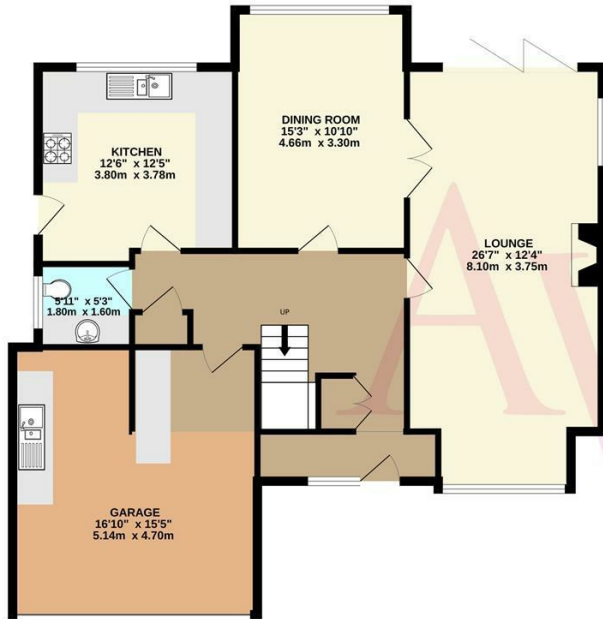
## Property Features

- Lounge: 26'7 x 12'4
- Dining Room: 15'3 x 10'10
- Luxury Kitchen/Breakfast Room: 12'6 x 12'5
- Cloakroom
- Double Garage: 16'10 x 15'5
- Four Double Bedrooms
- Luxury Family Bathroom
- Galleried Landing
- Fully Modernised Throughout
- South Facing Garden

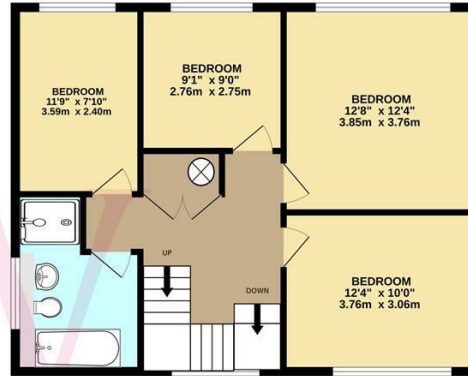
## Agents Notes

Noteworthy features include: Hormann front & garage doors, Solarlux Bifolding doors, Video entrance system, CCTV cameras, Zonal underfloor heating, Dimplex Opti V Electric display fire, Garage suitable for office/gym, wired internet access installed, Rewired throughout with new consumer unit, Amtico flooring.

GROUND FLOOR  
1101 sq.ft. (102.3 sq.m.) approx.



1ST FLOOR  
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA: 1771 sq.ft. (164.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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