



10 Southfield Close, Belton

£325,000 Freehold

AN OUTSTANDING NEWLY BUILT DETACHED BUNGALOW • OPEN, UNSPOILT, PADDOCK VIEWS TO THE REAR • BEAUTIFULLY APPOINTED & DECEPTIVELY SPACIOUS ACCOMMODATION • FEATURE OPEN PLAN LIVING/DINING KITCHEN • 3 LARGE DOUBLE BEDROOMS (ONE LENDS ITSELF PERFECTLY FOR A FORMAL LOUNGE) • QUALITY BATHROOM • GENEROUS FRONT DRIVEWAY & GARAGING • PRIVATE LOW MAINTENANCE GARDENS • HIGHLY DESIRABLE VILLAGE LOCATION



paul fox
the family estate agents

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

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Central Reception Hallway

14' 7" x 5' 6" (4.45m x 1.68m)

Front composite double glazed entrance with frosted glazing and adjoining sidelight, attractive tiled flooring with underfloor heating and matching skirting, inset ceiling spotlights, loft access, personal door through to the garage and doors to;

Impressive Open Plan Living/Dining Kitchen

16' 11" x 25' 4" (5.16m x 7.73m)

Rear uPVC double glazed window with excellent open views and matching three paned bi-folding doors leading out to the rear and side composite double glazed entrance door with frosted glazing. The kitchen enjoys an extensive range of contemporary furniture with low level light grey and contrasting oak style top with chrome style pull handles, a complementary patterned worktop incorporates a single sink unit with drainer to the side and block mixer tap, built-in four Neff induction hob with overhead extractor and eye level Neff oven, tiled flooring with underfloor heating and matching skirting, TV point and inset ceiling spotlights.





Rear Double Bedroom 1

11' 0" x 13' 3" (3.36m x 4.05m)

With a rear uPVC double glazed window, enjoying open views, underfloor heating and TV point.

Front Double Bedroom 2

16' 9" x 9' 8" (5.10m x 2.95m)

With a front uPVC double glazed window, underfloor heating and TV point.

Front Double Bedroom 3

10' 11" x 12' 2" (3.32m x 3.72m)

With front uPVC double glazed window, underfloor heating and TV point.

Quality Bathroom

6' 5" x 10' 4" (1.95m x 3.15m)

Side uPVC double glazed window with frosted glazing enjoys a quality four piece suite in white comprising a low flush WC, wall mounted vanity wash hand basin with LED mirrored backing, panelled bath, separate shower cubicle with mains shower and glazed screen, tiled flooring, fully tiled walls with chrome towel rail, inset ceiling spotlights and extractor.





Grounds

The property enjoys low maintenance gardens with the front having a substantial block paved driveway providing parking for a good number of vehicles and allowing direct access to the integral garage, there is a decorative dwarf wall with coping tops and with ramped access to the entrance door. Broad access to the either side leads to the rear of which is flagged laid for ease of maintenance creating an excellent area to entertain and enjoys superb open paddock views.

Garage

17' 11" x 9' 10" (5.45m x 3.00m)

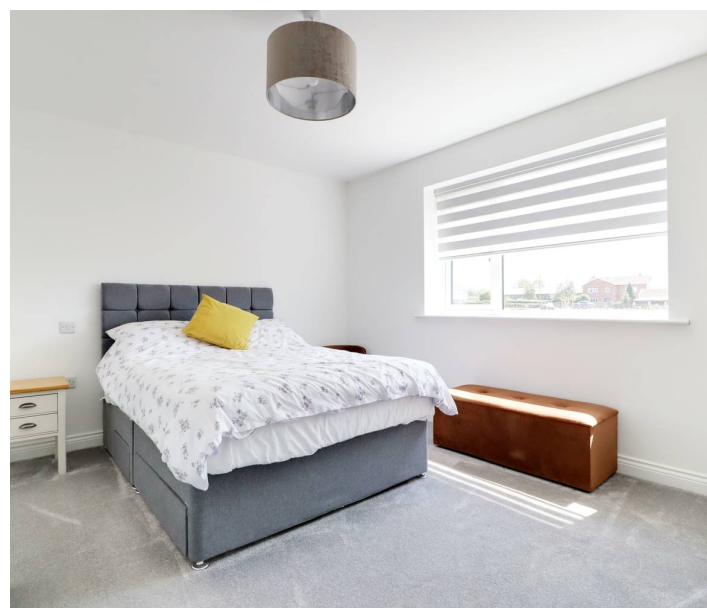
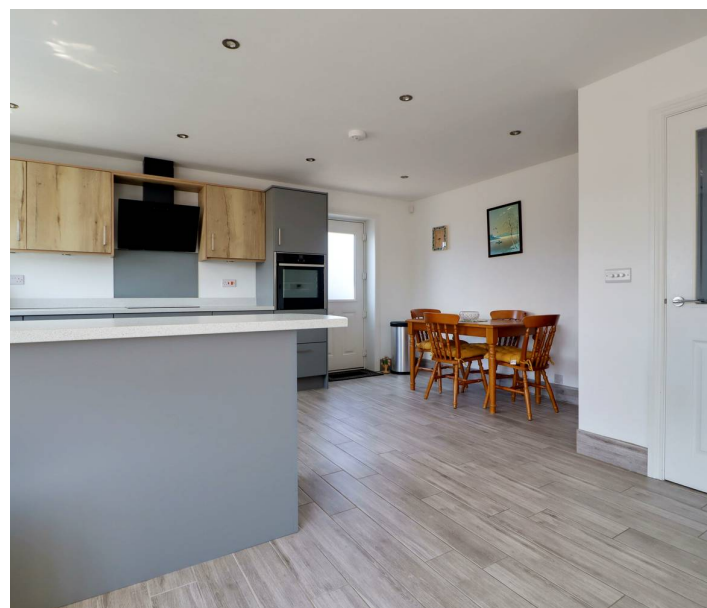
The property enjoys the benefit of an integral garage with electric remote operated up and over front door, personal door through to the entrance hallway, space and plumbing for utility appliances with a patterned worktop above, wall mounted Ideal classic gas fired condensing central heating boiler.

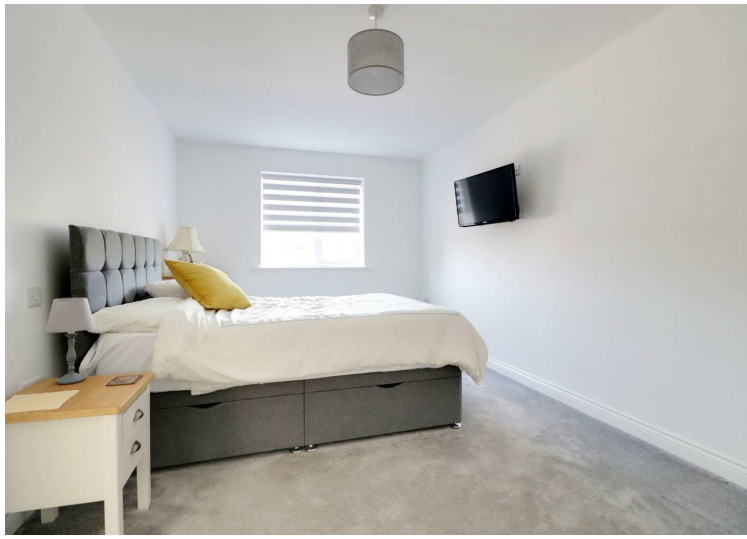
Double Glazing

Full uPVC double glazed windows with composite front and side entrance door.

Central Heating

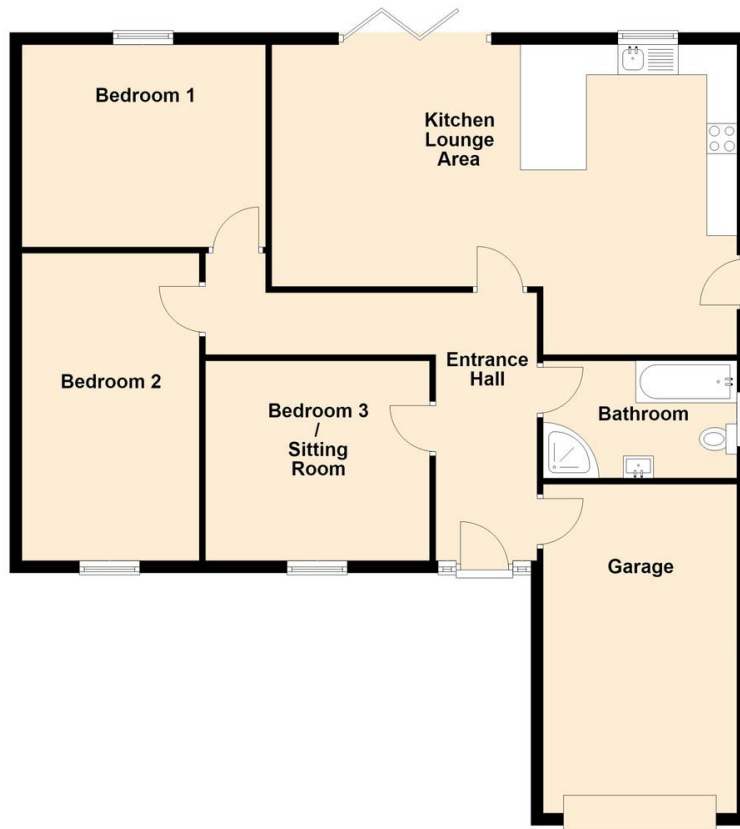
There is a modern gas fired central heating system to the underfloor heating via a wall mounted Ideal condensing combination boiler being located in the garage.



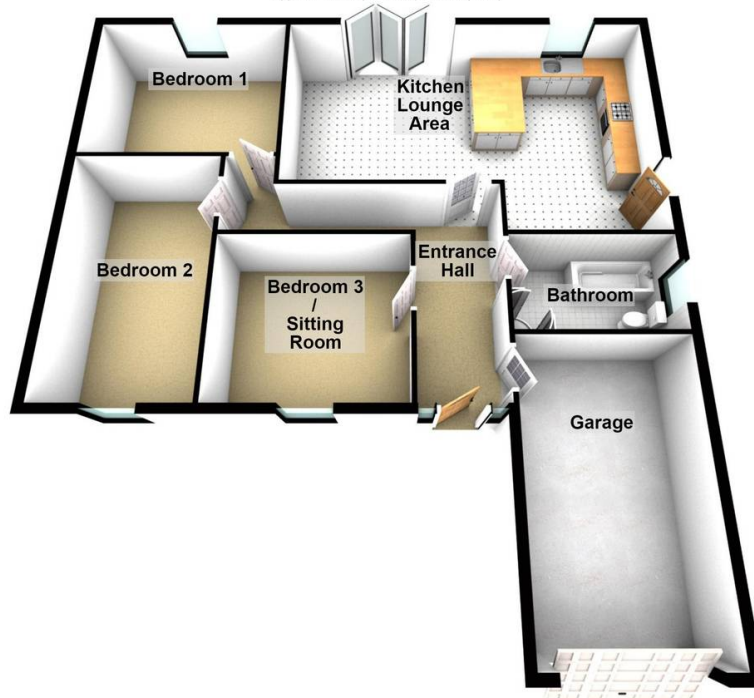




Ground Floor
Approx. 115.0 sq. metres (1238.4 sq. feet)



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Total area: approx. 115.0 sq. metres (1238.4 sq. feet)

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