FOR SALE

2, Acrefield, Newburgh, WN8 7LJ

REGAN& HALLWORTH
The Professional Estate & Letting Agents

EST° 1996



2, Acrefield, Newburgh, WN8 7LJ

A beautifully modernised chalet-style home in a delightful village setting



- Detached chalet-style home
- Fully modernised throughout
- Two spacious double bedrooms
- Large garage & ample parking
- Superb south-east facing garden
- Quiet cul-de-sac position
- Superb dining kitchen
- 1152 SQ.FT. / Freehold

Tucked away within a small and particularly pleasant cul-de-sac in the sought-after village of Newburgh, Number 2 Acrefield is an impressive detached chalet-style home that has undergone a comprehensive scheme of modernisation in recent years, resulting in a beautifully presented, high-quality home that is ready to move straight into. A superb turnkey home ideal for a wide range of buyers - early viewing is highly recommended and will reveal a property combining a practical layout with a contemporary finish and a wonderfully private setting. Internally, the accommodation begins with a welcoming reception hallway, complete with a useful downstairs cloakroom/WC. The well-proportioned lounge is an inviting main reception room, extending to an impressive 18ft, providing plenty of space for comfortable everyday living. To the rear, the real hub of the home is the beautifully planned dining kitchen, designed around modern family life and entertaining. Well appointed and finished to a high standard, the kitchen enjoys an attractive outlook over the garden, with patio doors providing a seamless connection between the interior and outside space. Upstairs, the chalet-style design boasts a full sized bathroom and two generously proportioned double bedrooms, each benefiting from the distinctive shape and character created by the roofline. The layout provides excellent versatility, with spacious light and airy rooms and considerably more square footage than you would typically expect from a two-bedroom home. Outside, the property continues to impress. To the front there is ample off-road parking together with a large garage, providing excellent storage, workshop space and secure parking. To the rear is arguably one of the property's greatest assets: a lovely private and enclosed garden with a stunning Indian stone patio/terrace with lush lawn and well stocked borders all enjoying sunny south-easterly aspects. Importantly, the garden is not overlooked, creating a peaceful and secluded space that is ideal for enjoying the sunshine, entertaining or simply relaxing outdoors. Other benefits include full double glazing and a heating system which has been fully upgraded in recent years with a brand-new gas central heating system, new radiators and an economical combination boiler, adding to the property's excellent turnkey credentials.



























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TOTAL FLOOR AREA : 1152 sq.ft. (107.0 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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