

Sinclair



47 Catlow Street, Hugglescote

£475,000

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Hugglescote

This wonderfully appointed nearly new FOUR DOUBLE BEDROOM DETACHED FAMILY HOME comes to the market occupying a sought after location within the popular commuter village of Hugglescote and in brief, enjoys an open reception hall giving way to a large lounge, study, ground floor w.c and open plan living kitchen/diner and utility room respectively. Stairs rising to the first floor landing offers four double bedrooms, each with fitted furniture, two en-suites and a four piece family bathroom suite. Externally, the home enjoys a double detached garage, an expansive driveway offering off road parking for multiple vehicles and a private garden to the rear. Offered with NO UPWARD CHAIN and early viewings come highly advised in order to avoid disappointment.

Council Tax band: E

Tenure: Freehold

- Four Double Bedrooms
- Large Detached Family Home
- Study & Lounge
- 30'6 Living Kitchen/Diner
- Two En-suite Shower Rooms
- Double Detached Garage



GROUND FLOOR

Entrance Hall

Entered through a composite front door and having stairs rising to the first floor, access to understairs storage and finished in timber effect LVT flooring.

Guest Cloakroom

Having continued flooring from the entrance hall and comprising a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, tiling to splash prone areas and having an extractor fan.

Study

6' 0" x 10' 6" (1.83m x 3.20m)

Having uPVC double glazed window to front, inset downlights and continued timber effect LVT flooring from the entrance hall.

Lounge

17' 4" x 11' 6" (5.28m x 3.51m)

Having a uPVC double glazed window to front and double doors accessed from the entrance hall.

Living Kitchen/Diner

17' 8" x 30' 6" (5.38m x 9.30m)

Having continued LVT flooring from the entrance hall and exhibiting a quartz work surface with complementary wall and base units, a five ring induction hob with extractor hood over, a one and a half bowl sink and drainer unit and further double electric oven and grill, a central island unit accessing a convenient breakfast bar and is complemented by range of larger cupboards, inset downlights and a feature uPVC bay window to the rear of the living kitchen/diner which hosts two separate sets of French doors and to the living room section of this expansive space is an additional set of uPVC framed French doors for access to the private rear garden.



Utility Room

5' 4" x 6' 11" (1.63m x 2.11m)

Having continued flooring from the living kitchen/diner and having a range of wall and base units with quartz work surface, space and plumbing for appliances, a sink and drainer unit, a concealed gas fired central heating boiler with extractor fan and an opaque uPVC door accessing the side driveway.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to four double bedrooms and the family bathroom with two en-suites respectively, and comprising a loft hatch, an airing cupboard housing the hot water cylinder and further storage cupboard.

Bedroom One

13' 9" x 11' 7" (4.19m x 3.53m)

Enjoying a walk in dressing area with a range of fitted wardrobes, inset downlights and a uPVC opaque double glazed window to side with the bedroom offering a uPVC double glazed window to front.

En-suite Shower Room

5' 4" x 8' 4" (1.63m x 2.54m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, double walk in shower enclosure with thermostatic mixer tap, inset downlights, timber effect LVT flooring, a shaver point and opaque uPVC double glazed window to front and having an extractor fan.



Bedroom Two

12' 10" x 10' 2" (3.91m x 3.10m)

Having uPVC double glazed window to front and a range of fitted wardrobes.

En-suite Shower Room

6' 5" x 4' 6" (1.96m x 1.37m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin, double shower enclosure with thermostatic mixer tap, part tiled wall, timber effect vinyl flooring, inset downlights and extractor fan and having an opaque uPVC double glazed window to side.

Bedroom Three

9' 6" x 10' 3" (2.90m x 3.12m)

Having uPVC double glazed window to rear and a triple wardrobe.

Bedroom Four

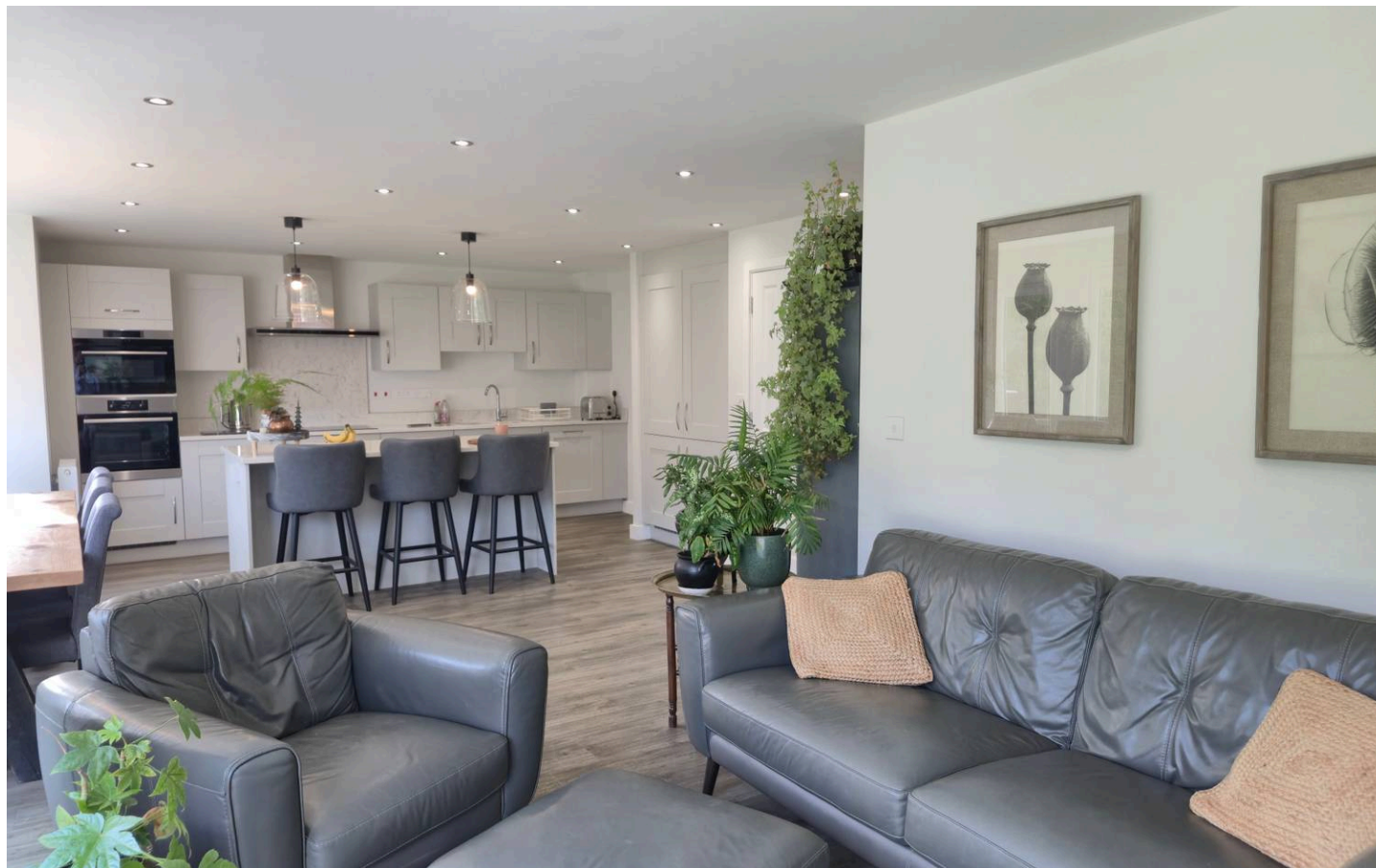
8' 8" x 10' 8" (2.64m x 3.25m)

Having uPVC double glazed window to rear and double wardrobe.

Family Bathroom

8' 7" x 6' 9" (2.62m x 2.06m)

This four piece suite comprises a shower enclosure with thermostatic mixer tap, pedestal wash hand basin with mono bloc mixer tap. low level push button w.c, panelled bath with mixer shower tap attachment, inset downlights, tiling to splash prone areas, timber effect LVT flooring, extractor fan and having an opaque uPVC double glazed window to rear.



REAR GARDEN

Entered through a side gate and having a paved seating area with stone shingled edging, water point, well maintained lawn and surrounded by timber close board fence panelling with a further stone shingled seating area beyond the double detached garage.

FRONT GARDEN

A well maintained law bisected by a paved walkway accessing the front door with adjacent wall mounted lantern style lighting and a host of shrubs.

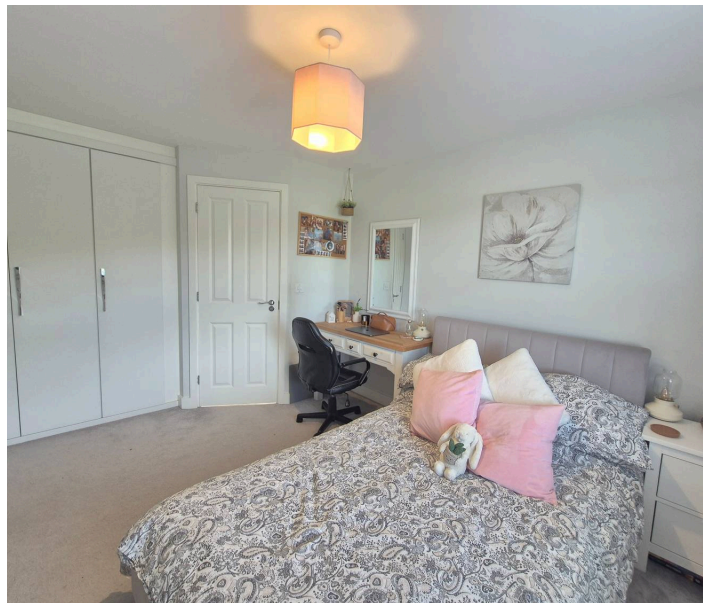
Driveway

Access to the double detached garage via an expansive tarmacadam driveway offering off road parking for multiple vehicles with additional parking for further vehicles to the front of the property.

Double garage

17' 7" x 16' 8" (5.36m x 5.08m)

Entered via the up and over door to front with rear uPVC personnel door and having both light and power.

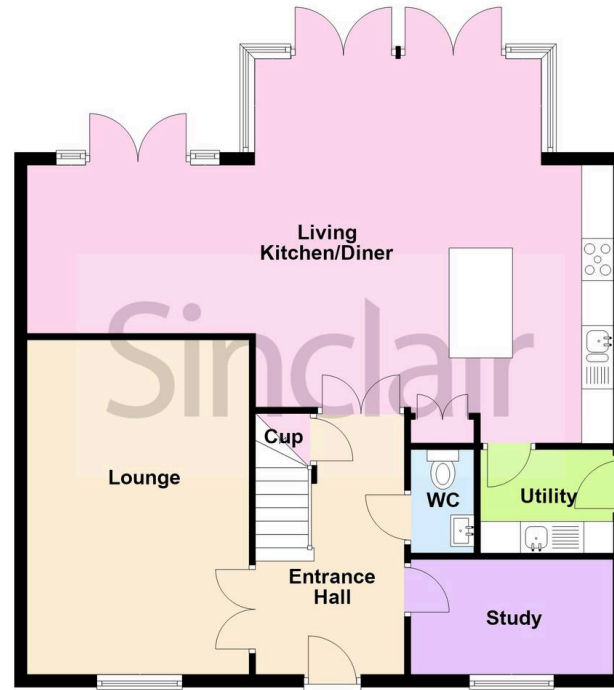




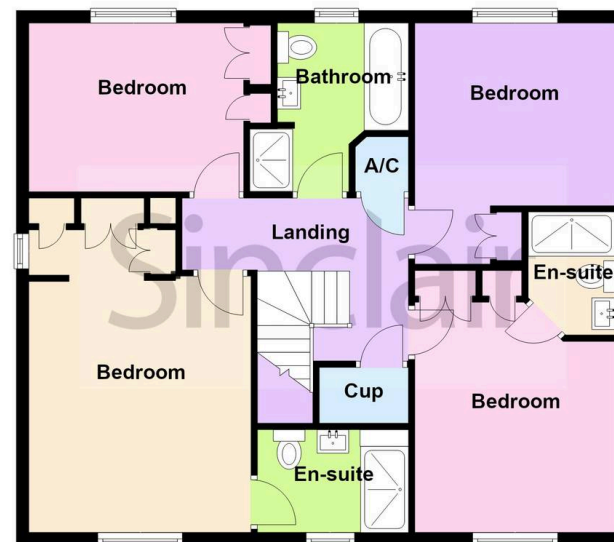




Ground Floor



First Floor





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