



Good Choice Property Sales are proud to offer for sale this well appointed and spacious detached property with Annexe, situated on the popular 'Grangewood' estate in East Hunsbury, near to schools, parks, local amenities and major road links.

Accommodation includes entrance hall, kitchen dining room, utility, WC, living room, sitting room/office and Annexe which includes a kitchen, shower room, lounge/diner and bedroom. On the first floor are five bedrooms, bathroom, shower room and en-suite to bedroom one. Outside are private rear gardens with driveway for two/three at the front. (A/217m2/M)



**Key Features:**

- FIVE BEDROOM DETACHED PROPERTY
- ANNEXE - KITCHEN - SHOWER ROOM - LOUNGE DINER - BEDROOM
- KITCHEN DINER
- UTILITY & WC
- LIVING ROOM & SITTING ROOM/OFFICE
- BATHROOM
- SHOWER ROOM
- EN-SUITE TO BEDROOM ONE
- PRIVATE SOUTH WEST FACING REAR GARDENS
- DRIVEWAY FOR 2/3 CARS
- COUNCIL TAX BAND E

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For more property information please see the 'Property Description' page on the Rightmove advert. *"By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this."*



**Entrance Hall**

Entered via a double glazed front door, wood laminate flooring, cupboard, double glazed window to the front, radiator, oak staircase and doors to:



**Kitchen Dining Room**

7.61m x 3.39m (25' x 11'1)

Wood laminate flooring, base and wall units, quartz worktops, stainless steel one and a half sink, induction hob, extractor, two x double electric oven/grill, fitted under counter fridge and freezer(x2), fitted dishwasher, full size fridge/freezer and full size freezer, utility cupboard (space/plumbing for washing machine & dryer), tiling to water sensitive areas, TV point, double glazed windows to the rear and side, double glazed French doors to the rear, radiator and opening to the utility area.

**Utility Area**

2.55m x 1.71m (8'4 x 5'7)

Wood laminate flooring, base and wall units, oak worktops, tiling to water sensitive areas, double glazed door to the side.

**Living Room**

5.26m x 4.43m (17'3 x 14'6)

Wood laminate flooring, box bay double glazed window to the front, wood burning stove, double glazed French doors to the rear, two radiators and French doors to the sitting room/office.

**Sitting Room/Office**

5.27m x 4.44m (17'3 x 14'7)

Wood laminate flooring, box bay double glazed window to the front, double glazed French doors to the rear, radiator and TV point.



**First Floor Landing**

Wood laminate flooring, airing cupboard, double glazed window to the front, loft access (ladder, basic storage) and doors to:

**Bathroom**

3.41m x 1.37m (11'2 x 4'6)

Tiled flooring, bath with shower over, dual flush WC, pedestal wash basin, double glazed window to the rear, radiator, extractor and tiling to water sensitive areas.

**Bedroom 1**

5.24m x 3.37m (17'2 x 11'1)

Wood laminate flooring, fitted wardrobes, double glazed windows to the side and rear, radiator and door to the en-suite.

**En-Suite**

2.91m x 1.78m (9'7 x 5'10)

Tiled flooring, double shower cubicle, dual flush WC, vanity unit, mounted wash basin with storage under, boiler cupboard, extractor, double glazed window to the side and radiator.



**Bedroom 2**

4.42m x 2.59m (14'6 x 8'6)

Wood laminate flooring, double glazed box bay window to the front, loft hatch and radiator.

**Bedroom 3**

3.44m x 2.73m (11'3 x 8'11)

Wood laminate flooring, double glazed box bay window to the front and radiator.

**Bedroom 4**

2.94m x 2.56m (9'8 x 8'5)

Wood laminate flooring, double glazed window to the rear and radiator.

**Bedroom 5**

3.39m x 2.24m (11'1 x 7'4)

Wood laminate flooring, double glazed window to the rear, radiator and walk in cupboard.

**Rear Garden**

South West facing, fence enclosed, mainly laid to lawn with large block paved patio seating area, power points, lights, tap, three wood sheds and two sheds.

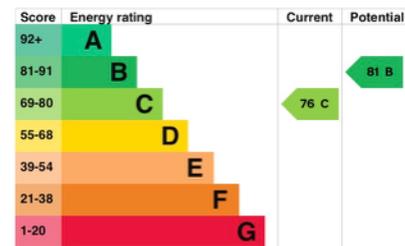
**Front Garden**

Low maintenance areas with shrubs, plants, block paved driveway for two/three cars and gated access to the rear garden.

\* Oak doors, door frames and staircase

\* CCTV security system included - Hard Wired Home Network

\* The double garage has been converted into the Annexe (see next page)



The graph shows this property's current and potential energy rating.

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**Disclaimer:** These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. For further property info regarding restrictions/rights of way/easements/covenants please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.



**'Annexe'**

**Kitchen** 2.93m x 1.70m (9'7" x 5'7")  
 Wood laminate flooring, base and wall units, worktops, induction hob, extractor, stainless steel sink and drainer, fitted under counter fridge, space for a washing machine, tiling to water sensitive areas, door to the shower room and opening to the lounge diner.

**Shower Room** 2.93m x 1.15m (9'7" x 3'9")  
 Vinyl tiled flooring, shower cubicle, dual flush WC, pedestal wash basin, tiling to water sensitive areas, extractor, double glazed window to the side and radiator.

**Lounge Diner** 2.46m x 4.59m (8'1" x 15'1")  
 Wood laminate flooring, radiator, TV point, double glazed French doors to the side and door to the bedroom.

**Bedroom** 2.34m x 4.59m (7'8" x 15'1")  
 Wood laminate flooring, radiator, double glazed window to the side and loft access.



**Agent's Notes**

The property comes with compulsory membership to the Grangewood Estate (approx £300 per annum) facilities include a bar (with food), sports courts and parkland plus catering for events like weddings etc. [www.grangewoodresidentsclub.com](http://www.grangewoodresidentsclub.com)



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