

£575,000
Freehold



HUNTER
LEAHY
YOUR PROPERTY EXPERTS

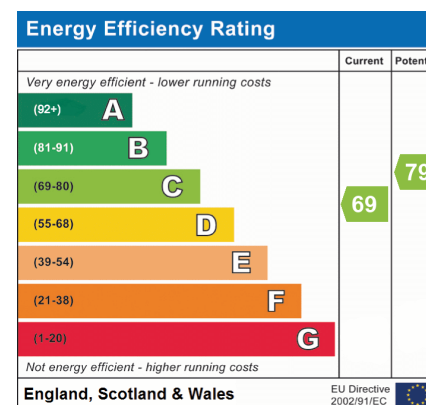


Features

- Popular Elms Location
- Entrance Hall & Cloakroom
- Separate Sitting & Dining Rooms
- Refitted Kitchen Breakfast Room
- Conservatory with Insulated Tiled Roof
- 3 Double Bedrooms & One Single
- En Suite Shower Room & Family Bathroom
- Landscaped Rear Garden
- Driveway & Garage

Summary of Property

Located on the ever popular 'Elms' development in Wraxall, this well balanced and rarely available, "Harewood" design built by Bryant Homes. This detached family home boasts four generous bedrooms, with the Principal Bedroom benefitting from a contemporary En-Suite Shower Room, as well as a spacious family Bathroom. Separate Living and Dining Rooms provide ample family space and the addition of a Conservatory with insulated tiled roof just adds to the lovely living accommodation. The Kitchen/ Breakfast Room has been refitted to now house built in appliances to include fridge/freezer, dishwasher, washing machine and double oven with complimentary hob and extractor. The rear gardens have been landscaped to provide separate areas and really need to be seen to be fully appreciated. There is also an integral garage with electric up and over door to the front with additional driveway parking.



Room Descriptions

Entrance
Storm porch with welcome light. UPVC feature double glazed door.

Entrance Hall
Stairs rise to first floor accommodation. Radiator.

Sitting Room
15' 8" x 10' 6" (4.78m x 3.20m) (Measured into the UPVC double glazed walk in bay window).
Coved ceiling with twin ceiling light points. Feature fireplace with inset gas coal effect fire and attractive tiled surround. Radiator and television point.

Dining Room
9' 8" x 9' 8" (2.95m x 2.95m)
Coved ceiling and radiator. UPVC double glazed French doors open into the Conservatory.

Conservatory
11' 2" x 9' 11" (3.40m x 3.02m)
Of dwarf wall and UPVC double glazed construction under a solid and insulated textured finish tiled roof with the addition of a VELUX roof light providing additional light and ventilation. UPVC double glazed French doors open out to the decking area.

Kitchen Breakfast Room
15' 8" x 8' 10" (4.78m x 2.69m)
Fitted with a range of complementary wall and base units with additional deep saucepan/crockery drawers. Ample Granite work top space incorporating composite sink unit with mixer tap and attractive tiled splashbacks. Integral full-size Dishwasher. Fitted Hotpoint double oven and grill with Indesit 4 ring hob. To one end of the Kitchen is a utility area with integral fridge, freezer and washing machine. Led ceiling lighting and radiator. UPVC double glazed window and part double glazed door to rear.

Cloakroom
Fitted with a white suite comprising; close coupled WC and corner wash hand basin with useful storage cupboard under. Radiator.

First Floor Landing
Trap access to insulated loft space. Large walk in airing cupboard housing combi boiler.

Principal Bedroom
11' 3" x 9' 8" (3.43m x 2.95m) Plus large door recess.
Built in "His" & "Hers" wardrobes with hanging and storage shelving. UPVC double glazed window to front. Radiator and door to En Suite Shower Room.

En-Suite Shower Room
Tiled and fitted with a white suite comprising; Large shower unit with thermostatic shower, and separate vanity unit provides additional storage, inset hand wash basin and concealed cistern low level W.C. Heated towel rail and UPVC frosted UPVC double glazed window to side.

Bedroom 2
12' 3" x 12' 0" (3.73m x 3.66m) (maximum with some floor space taken with stairs bulkhead).
A delightful room with two UPVC double glazed windows overlooking the frontage. Built in double wardrobes with hanging and storage shelf. Two radiators and short door to eaves storage area.

Bedroom 3
9' 4" x 8' 0" (2.84m x 2.44m) (plus door recess).
UPVC double glazed window overlooking the rear gardens. Radiator.

Bedroom 4
8' 6" x 6' 10" (2.59m x 2.08m)
UPVC double glazed window to rear. Radiator.

Family Bathroom
Partly tiled and fitted with a white suite comprising; panelled bath with mixer tap and overhead thermostatic shower attachment, built in vanity unit with inset hand wash basin and concealed cistern low level W.C. . Heated towel rail and ceiling mounted extractor fan. UPVC double glazed frosted double glazed window to rear.

Front Garden
The front of the property is approached via a tarmac driveway with a pedestrian walkway to one side. The main garden in lawned with surrounding hedge borders.

Rear Garden
The rear gardens are fully enclosed by timber panel fencing and separated into different areas. Decked area accessed directly from the conservatory leads nicely to the main laid to lawn area. At the rear there is a patio providing a perfect seating area. Gated access to front and extra storage space with garden shed, bin store and water butts.

Garage
An electric up and overdoor to front. Power and lighting connected.

Tenure & Council Tax Band
Tenure: Freehold
Council Tax Band: E

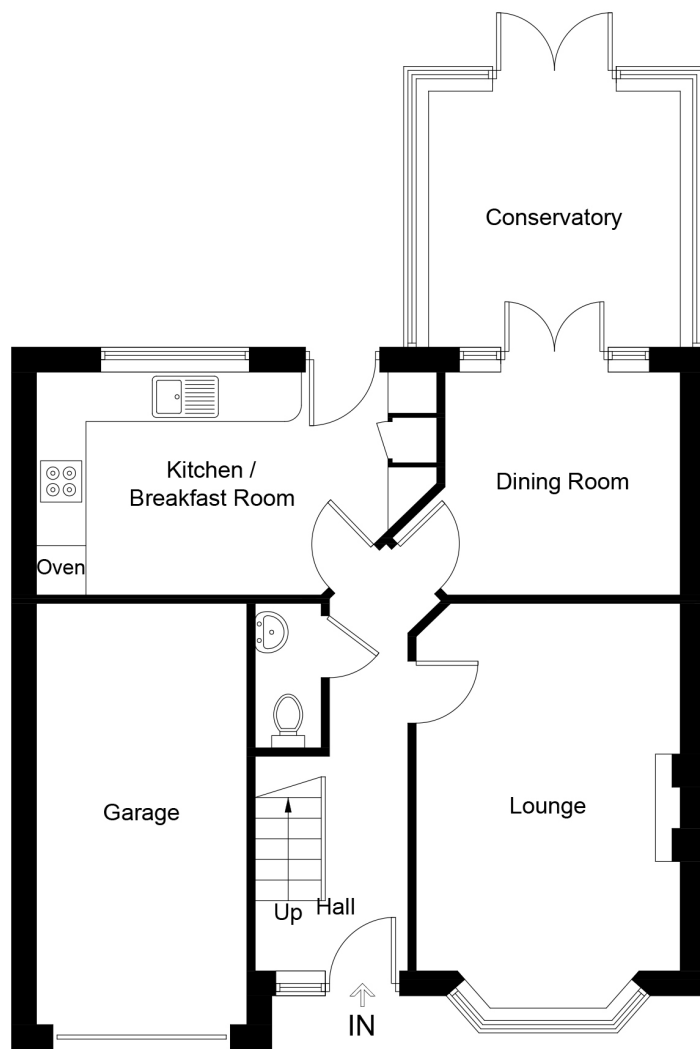


5 Cookes Close

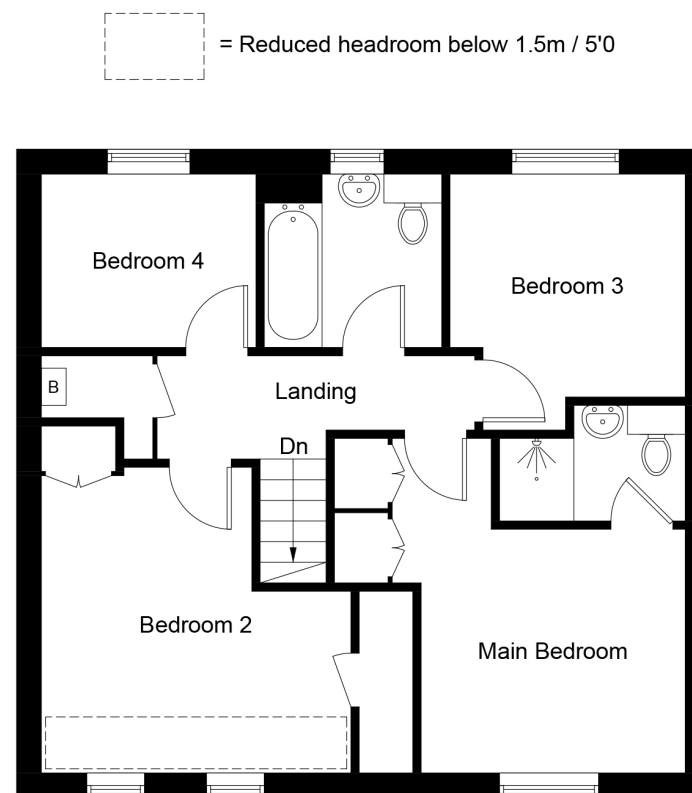
Approximate Gross Internal Area = 112.7 sq m / 1213 sq ft

Garage = 13 sq m / 140 sq ft

Total = 125.7 sq m / 1353 sq ft



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID1174323

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Floor Plan Produced by EPC Provision