



**6 CHARIOTS WAY, BASTON
PE6 9PL**

£500,000

FREEHOLD

01778 349300

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Featuring a 24' x 12' kitchen/dining room, this greatly improved and much-loved detached family home is set on this exclusive development within Baston, which has excellent local amenities and schools. With an impressive lounge with media wall and display shelving, this home has a separate study, four double bedrooms to the first floor and a luxury bathroom. The property is approached via a large driveway which leads to a double garage which has been partly converted into an entertainment room, whilst the rear gardens are fully enclosed and provide a high degree of privacy. Just a short walk from Baston primary school, this home with oak internal doors is offered for sale in excellent decorative order and must be seen.

Front entrance door opening to

HALLWAY

With radiator and stairs leading to first floor.

CLOAKROOM

Comprising low flush WC and wash-hand basin.

LOUNGE 19'2 x 11'5 (5.84m x 3.48m)

A most impressive room featuring wall-length media wall with contemporary fireplace, display shelving with lighting, radiator, window to front elevation, French doors opening to the rear garden and double doors leading through to the Kitchen/Dining Room.

STUDY 10' x 7'2 (3.05m x 2.18m)

With radiator and window to front elevation.

KITCHEN/DINING ROOM 24' x 12'7 (7.32m x 3.84m)

A most impressive light and airy room with three sets of French doors opening onto the rear garden, with a contemporary, quality kitchen with a range of built-in appliances, central island unit with breakfast bar, work surface, dining area, radiators and door leading to

LANDING

With window to front elevation and built-in airing cupboard.

BEDROOM ONE 12'1 x 11'4 (3.68m x 3.45m)

With radiator, feature panelled wall, a range of built-in quality wardrobes, window to rear elevation and door to

EN-SUITE

Comprising shower cubicle, wash-hand basin, low flush WC, heated towel rail and window to side elevation.

BEDROOM TWO 13' x 11'3 (3.96m x 3.43m)

With radiator and window to rear elevation.

BEDROOM THREE 12'1 x 9'3 (3.68m x 2.82m)

With radiator and window to rear elevation.

BEDROOM FOUR 9'6 x 7' (2.90m x 2.13m)

With radiator and window to front elevation.

BATHROOM

A large family bathroom with free-standing bath, shower cubicle, wash-hand basin, low flush WC, wall tiling, heated towel rail and window to front elevation.

UTILITY ROOM 7'10 x 6'3 (2.39m x 1.91m)

With plumbing for washing machine, space for tumble dryer, base units, work surface, door to side and door to

CLOAKROOM

Comprising low flush WC, wash-hand basin and radiator.

ENTERTAINMENT ROOM 18'2 x 10'10 (5.54m x 3.30m)

Originally part of the garage, this excellent family room has a bar area, window to side elevation, electric wall heater, door leading to the rear garden and door to

STORAGE AREA OF GARAGE

This area is 5'8 (1.73m) deep and ideal for storing bikes and lawnmowers.

OUTSIDE

The rear garden is fully enclosed, providing a high degree of privacy and has a large patio area and lawned gardens.

EPC RATING: TBC

COUNCIL TAX BAND: E (SKDC)

Awaiting Floorplan