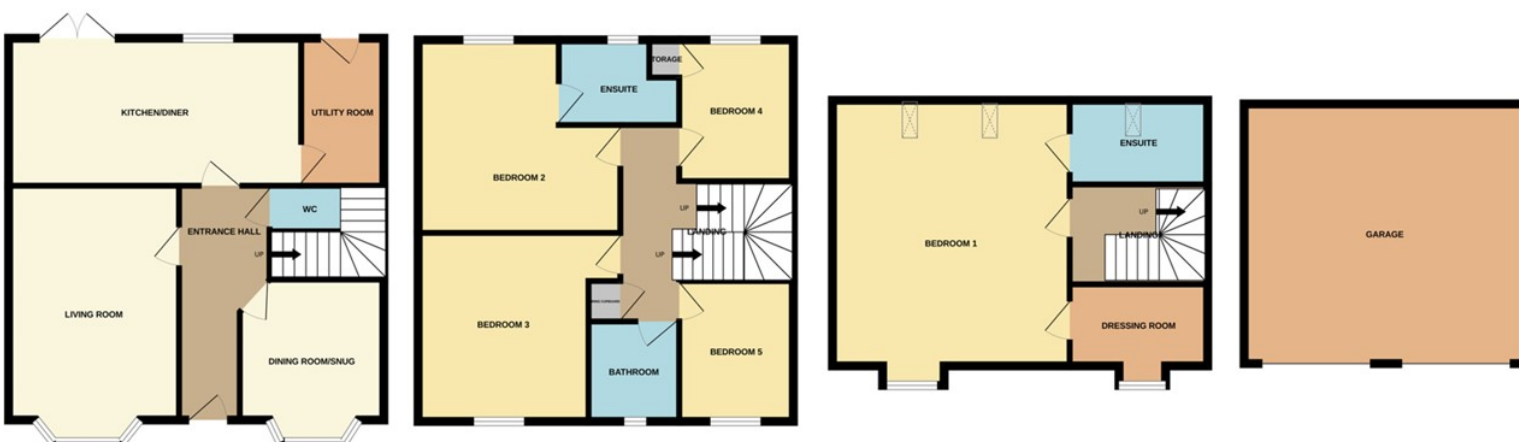




1 Hansel Close, Sugar Way PE2 9SR

£400,000



*** PRICED TO SELL *** " Well presented throughout, this spacious 3 storey, 5 bedroom home is ideal for families. Featuring a double garage with parking in front, entrance hall, living room, kitchen/diner, utility room, snug, WC, family bathroom, 5 bedrooms with en-suites to both bedroom 1 and 2. There is also a dressing room in bedroom 1! Viewings are highly recommended to appreciate this homes location and also condition. EPC Energy Rating - C/Council Tax Band - E".

ENTRANCE

Door to front and stairs to first floor.

KITCHEN / DINER

9' 8" x 19' 3" (2.95m x 5.87m) (approx)

Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated double oven, four ring gas hob, integrated dishwasher and two radiators. Window to rear, French doors to rear.

UTILITY ROOM

5' 5" x 9' 1" (1.65m x 2.77m) (approx) Fitted with a range of base units with work surfaces over, sink unit, space for a plumbing washing machine, space for a fridge/ freezer and radiator. Door to rear.

LIVING ROOM

15' 5"(min)(4.70m) 17' 2"(into bay) x 11' 2" (5.23m x3.40m) (approx) Bay window to front and two radiators.

SNUG / DINING ROOM

9' 5" x 9' 0"(min) (2.87m x 2.74m) 10' 7" (into bay) (3.23m) (approx) Bay window to front.

CLOAKROOM

3' 0" x 5' 1" (0.91m x 1.55m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and radiator.

FIRST FLOOR LANDING

Stairs to 2nd floor and cupboard with water tank enclosed.

BEDROOM 2

9' 1"(min) (2.77m) 13' 3"(max) x 12' 3" (4.04m x3.73m) (approx) Window to rear and radiator.

EN - SUITE

4' 9" (min) (1.45m) 7' 9"(max) x 5' 7" 2.36m x1.70m)(L - Shape) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and radiator. Window to rear.

BEDROOM 3

10' 4"(min) (3.15m) 13' 3"(max) x 12' 5" (4.04m x 3.78m))(approx) Window to front and radiator.

BEDROOM 4

7' 4" x 9' 3" (2.24m x 2.82m) (approx) Window to rear, cupboard and radiator.

BEDROOM 5

7' 4" x 8' 9" (2.24m x 2.67m) (approx) Window to front and radiator.

BATHROOM

5' 5" x 6' 7" (1.65m x 2.01m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath and radiator. Window to front.

2ND FLOOR

BEDROOM 1

17' 6"(min) (5.33m) 18' 9" (max) x 15' 7" (5.71x 4.75m) (approx) Window to front, two velux window to rear and two radiators.

DRESSING ROOM

5' 1"(min) x 9' 2" (1.55m x 2.79m) (approx) Window to front and radiator.

EN- SUITE

5' 4" x 9' 2" (1.63m x 2.79m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and heated towel rail. Velux window to rear.

OUTSIDE

The rear of the property is laid to lawn, paved patio area and gravel.

GARAGE

17' 0" x 18' 5" (5.18m x 5.61m) (approx) A double garage

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

