



## New Hall Close, Bovingdon

**£699,950**

A rare opportunity to acquire a spacious and modern detached house located in a popular central location in a quiet cul de sac in Bovingdon Village. The accommodation comprises of a spacious sitting room, family room/playroom, utility room, office/ bedroom four, conservatory, downstairs shower room/WC, kitchen breakfast room. On the first floor there is three double bedrooms, all with built in wardrobes and a family bathroom which has been refitted to a very high standard. This property is perfect for someone wishing to downsize and be able to walk to all the shops and doctors in the Village or indeed a family needing to be a short walk to Bovingdon Primary academy and requiring more downstairs accommodation.



## Ground Floor

### Entrance Porch

Double glazed front door, door leading to the sitting room .

### Sitting Room/ Dining Room

Door leading to the kitchen, patio doors leading to the Conservatory, door leading to inner lobby area.

### Conservatory

Double glazed UPVC construction, the internal roof has been insulated and now has a plastered/ painted finish with downlighters and has transformed the room.

### Downstairs Shower Room/WC

A refitted room comprising of a large double shower with glazed sliding doors, WC cistern and wash hand basin concealed and recessed into a vanity unit.

### Office/Bedroom Four

Formerly a garage, this has been converted to a home office or a great fourth bedroom as it is located next door to the WC /Sower Room.

## Family Room/Playroom

Window to the front, point for wall mounted TV, door leading to the Utility Room.

### Utility Room

Door leading to the rear garden, plumbing a space for washing machine.

### Kitchen Breakfast room

A range of wall and base units in a cream colour, with wood block effect work surfaces, integrated oven and microwave, 1.5 bowl stainless steel sink, integrated dishwasher, gas hob, stainless steel extractor hood, tiled splash back and floor. Door leading to the rear garden.

## First Floor

### Landing

With a large airing/ storage cupboard, door leading to.

### Bedroom One

Two windows overlooking the front driveway.

### Bedroom Two

Window overlooking the rear garden, built in wardrobes.

## Bedroom Three

Window to front, built in wardrobe

## Family Bathroom

A white suite with black fitments, P shaped shower bath, with glazed shower screen, wall mounted shower mixer with flexible shower hose attachment and a fixed rainforest shower head, WC with concealed cistern, wash hand basin with pillar mixer taps. Tiled flooring and walls. Window and extractor fan.

## Outside

### To the front

A block paved driveway creating off road parking for 3 vehicles, additional lawn area and shrub borders.

### Rear Garden

Mainly laid to lawn with a paved patio area and an additional raised decking dining/seating area.

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