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# Campbell's

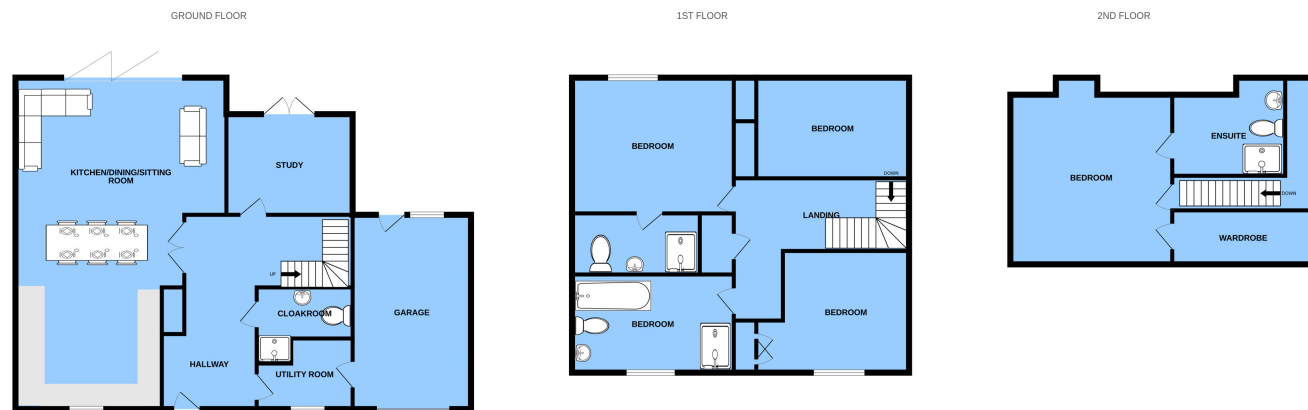
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Plot 5 (No 6) Bradshaw Close, Guestling, East Sussex TN35 4LW

**£725,000**

**freehold**

A beautifully designed brand new detached four bedroom home (circa 215 sq.m.) boasting an exceptional specification and set on this exclusive development enjoying spectacular rural views with a large garden and single garage, built by Prestige Homes and sold with a 10 year Protek warranty.

Brand New Detached Home

Open Plan Kitchen/Living Area

4 Bedrooms 2 with En-Suites

Landscaped Garden

Single Garage

Exclusive Gated Development

10 Year Protek warranty

Exceptional Specification



## Description

Bradshaw Close is a development of luxury houses by Prestige Homes. Approached over a private road with brick piers entrance the property enjoys an elevated location with stunning rural views towards the High Weald. Built to an exacting standard using selected materials, the properties present attractive birds beak pointed brick work below a tiled roof with in-frame double glazed windows. Benefiting from all the latest regulations, the properties enjoy high levels of insulation, efficient gas fired boilers with under floor heating to the ground floor and radiators to the first and second floors. At the heart of the house is a stunning kitchen/living room with an extensive list of top of the range AEG kitchen appliances and Quartz work surfaces. The kitchen provides ample space for both seating and a large table and there is a separate reception room, large utility room, four bedrooms over the first and second floors. A stunning master bedroom suite occupies the second floor with a walk-in dressing room and luxurious en-suite bathroom.

The landscaped gardens enjoy large areas of patio, with views beyond. There is a single garage with electric sectional door and a block paved driveway.

Note: When all the properties are sold, a management company will be set up to maintain the communal areas and private pumping station.

## Directions

From Hastings proceed along the A259 passing Mill Lane where the development will be found shortly after on the left hand side.

What3Words:///stews.riches.them

## THE ACCOMMODATION

with approximate room sizes is approached via a

## COVERED PORCH

With outside lighting, double glazed door to a

## LARGE L-SHAPED RECEPTION HALL

With built in cupboard.

## UTILITY ROOM

11' 3" x 6' 0" (3.43m x 1.83m) plus 5' 7" x 5' 3" (1.70m x 1.60m) With large window with views to the front, range of base and wall mounted cabinets with cupboards and drawers, integrated dishwasher and washing machine.



## WC

Fitted with a concealed cistern WC and vanity unit with lit mirror above.

## KITCHEN/BREAKFAST ROOM

31' 3" x 12' 7" (9.53m x 3.84m) widening to 16' 10" (5.13m) An impressive double aspect room with 11'7" wide bi-fold doors opening onto the patio and garden. There is an extensive range of base and wall mounted cabinets with intelligent storage system, dishwasher, double oven, fridge and freezer, Quartz working surface with sink unit and etched drainer, induction hob with extractor fan above.

## STUDY

11' 0" x 9' 0" (3.35m x 2.74m) Double doors to patio and garden, door to

## INTEGRAL GARAGE

17' 8" x 10' 2" (5.38m x 3.10m) With window and door to rear.

## FIRST FLOOR LANDING

Stairs rising to second floor; cupboard housing pressurised water tank.

## BEDROOM

11' 3" x 12' 9" (3.43m x 3.89m) Large cupboard.

## BATHROOM

With window to front, tiled floor, fully tiled walls, fitted with a central bath with mixer tap, vanity sink unit with lit mirror above, glazed shower enclosure with fixed and hand held shower, heated towel rail.

## BEDROOM

14' 5" x 9' 7" (4.39m x 2.92m) With window taking in panoramic views, large double wardrobe cupboard.



## EN-SUITE

9' 4" x 5' 0" (2.84m x 1.52m) Fully tiled with large shower enclosure with glazed screen, fixed and hand held shower, vanity sink unit with lit mirror above, heated towel rail, concealed cistern WC.

## BEDROOM

11' 0" x 8' 5" (3.35m x 2.57m) Window to rear; cupboard.

## SECOND FLOOR LANDING

## MASTER BEDROOM

16' 5" x 14' 5" (5m x 4.4m) Window taking in panoramic views and opening to

## DRESSING ROOM

14' 0" x 5' 7" (4.27m x 1.70m) With hanging and shelving.

## EN-SUITE

12' 6" x 8' 10" (3.81m x 2.69m) into dormer window. Large tiled shower enclosure with glazed screen, fixed and hand held shower heads, vanity sink unit with lit mirror above, concealed cistern WC, heated towel rail.

## OUTSIDE

To the front is an area of parking with access to the garage and to the rear is a landscaped garden with areas of patio with views beyond.



Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

## Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.