



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	91
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	76
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



We are delighted to showcase this stunning example of the popular Malden design family home, located on the ever popular Elms development at Wraxall. Situated near the entrance to The Elms, close to open countryside, the property enjoys an open aspect and is perfectly placed for the town centre and public transport links. Well maintained and stylishly presented, this immaculate home offers good sized accommodation arranged over two floors and briefly comprising; Reception Hall, Cloakroom, Study, Sitting Room, fabulous Kitchen/Dining/Family Room and Utility Room, Galleried Landing, four Bedrooms, En Suite and Family Shower Rooms. Outside, there are pretty, well tended Gardens, Driveway parking and a detached Garage with electric door and power connected.

The vendors have found a vacant property.



ROOM DESCRIPTIONS

Reception Hall

Entered via composite double glazed door with UPVC double glazed window to side. Radiator and engineered Oak flooring. Stairs to first floor accommodation with fabulous bespoke storage design below. Doors to; Cloakroom, Study, Sitting Room & Kitchen/Dining/Family Room.

Cloakroom

Fitted with a white suite comprising; vanity unit with inset basin and tiled splashbacks and low level W.C. Feature wall panelling and engineered oak flooring.

Sitting Room

19' 4" x 11' 11" (5.89m x 3.63m)
Feature fireplace with inset gas fire. Radiator. UPVC double glazed bay window to front. UPVC double glazed French doors to rear Garden. Door to Kitchen/Dining/Family Room.

Open Plan Kitchen/Dining Room

23' 7" x 10' 0" (7.19m x 3.05m)
A beautiful open space, fitted with a range of wall and base units with square edge work surfaces and upstands over. Inset double ceramic sink with mixer tap over. Double electric over, induction hob and extractor over. Integrated dishwasher and undercounter fridge and freezer. UPVC double glazed window to rear. Engineered oak flooring leads to Dining area with feature UPVC double glazed bay window to rear. Two radiators. Door to Utility Room

Utility Room

Fitted with base units with square edge work surfaces and upstands over. Inset sink and drainer. Spaces for washing machine and tumble dryer. Wall mounted boiler. Radiators and engineered oak flooring. UPVC double glazed door to side.

Study

9' 3" x 7' 3" (2.82m x 2.21m)
UPVC double glazed window to front. Radiator.

First Floor Landing

Access to all bedrooms & family bathroom. Airing cupboard and loft access.

Principle Suite

13' 6" x 10' 9" (4.11m x 3.28m)
Fitted double wardrobe. UPVC double glazed window. Radiator and door to En Suite Shower Room.

En Suite Shower Room

7' 11" x 6' 6" (2.41m x 1.98m)
Tiled and fitted with a suite comprising; large walk in shower with thermostatic rainfall shower over, separate handheld shower and glazed screen and large vanity unit with inset basin and mixer tap over, concealed cistern low level W.C and additional counter top space. Heated towel rail and UPVC double glazed window to rear.

Bedroom Two

10' 9" x 10' 3" (3.28m x 3.12m)
Double fitted wardrobes. UPVC double glazed window to front an radiator.

Bedroom Three

10' 2" x 8' 5" (3.10m x 2.57m)
Double fitted wardrobes. UPVC double glazed window to front. Radiator.

Bedroom Four

8' 11" x 6' 7" (2.72m x 2.01m)
UPVC double glazed window to front. Radiator.

Bathroom

Tiled and fitted with a white suite comprising; large walk in shower with thermostatic rainfall shower over, separate handheld shower and glazed screen and large vanity unit with inset basin and mixer tap over, concealed cistern low level W.C and additional counter top space. Heated towel rail and UPVC double glazed window to side.

Rear Garden

Front Garden

Double Garage

Tenure & Council Tax Band

Tenure: Freehold
Council Tax Band: F

