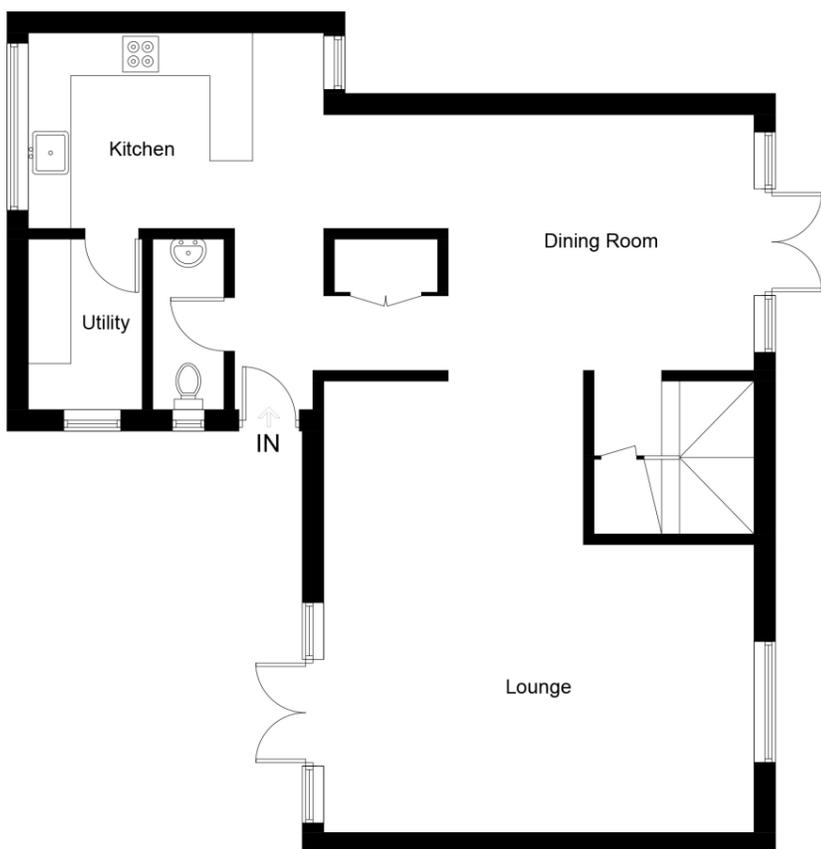


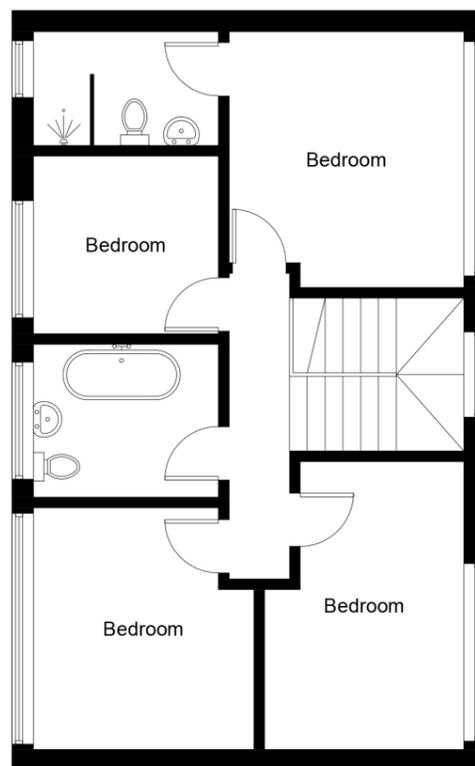


### 3 Morgans Hill Close

Approximate Gross Internal Area = 144.8 sq m / 1559 sq ft



**Ground Floor**



**First Floor**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	78
		EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale. ID1249496  
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
 Floor Plan Produced by EPC Provision



A stunning executive detached home which benefits from being updated and remodelled by the current owners in recent years to create beautifully presented space with contemporary features. Flooded with natural light and finished to a superb standard, the property boasts expansive living accommodation, ideal for growing families. Situated in a quiet cul-de-sac with a central green, in the highly sought after 'Old Church' hamlet, the property is perfectly placed to take advantage of all that this popular area has to offer-The Tithe barn with its varied activities calendar, local shops, sports facilities and parkland, as well as highly regarded local schools. Rarely available, the well balanced accommodation briefly comprises; Reception Hall, Cloakroom, Kitchen, Utility Room, Dining Area, Sitting Area, Principal Suite with En-Suite Shower Room, three further Bedrooms and Family Bathroom. Outside, there are level gardens with generous patio areas. There is also a double garage and ample parking for three cars. Offered for sale with no onward chain.



## ROOM DESCRIPTIONS

### Reception Hall

Entered via composite door. Tiled floor and radiator. Doors to Cloakroom and opening to Kitchen and Dining Area. Double storage cupboard.

### Cloakroom

Fitted with a white suite comprising; vanity unit with inset basin with contemporary tiled splashbacks and low level concealed cistern low level W.C. Heated towel rail and vinyl floor covering. UPVC double glazed frosted window to front.

### Kitchen Area

13' 7" x 8' 11" (4.14m x 2.72m)

Fitted with a range of base units with Quartz work surfaces and upstands over. Under hung stainless steel sink and mixer tap with boiling water feature. Built in double electric oven, induction hob and extractor over. Radiator and herringbone wood effect Karndean flooring. UPVC double glazed windows to front and rear. Door to Utility Room and opening to Dining Area.

### Utility Room

Fitted with a range of base units with Quartz work surface and upstands over. Space for washing machine, tumble dryer and upright fridge/freezer. Wall mounted "Worcester" combi boiler. Herringbone wood effect Karndean flooring and UPVC double glazed window to side.

### Dining Area

15' 11" x 10' 11" (4.85m x 3.33m)

UPVC double glazed doors and large windows to rear. Herringbone wood effect Karndean flooring and radiator. Stairs to first floor accommodation. Opening to Sitting Area.

### Sitting Area

20' 5" x 19' 8" (6.22m x 5.99m) max

An expansive contemporary space with large UPVC double glazed picture window to rear and UPVC double glazed doors to front. Feature wood burner. Radiator.

### First Floor Landing

Loft Access. Doors to all Bedrooms and Family Bathroom. UPVC double glazed window to rear.

### Principal Suite

11' 9" x 10' 9" (3.58m x 3.28m)

Radiator and UPVC double glazed window to rear. Door to En-Suite Shower Room.

### En-Suite Shower Room

Tiled and fitted with a white suite comprising; large walk in shower with thermostatically controlled shower, wall mounted hand wash basin with mixer taps and concealed cistern low level W.C. Heated towel rail and Vinyl floor covering. UPVC double glazed frosted window to front.

### Bedroom Two

13' 2" x 9' 3" (4.01m x 2.82m)

Radiator and UPVC double glazed window to rear.

### Bedroom Three

11' 4" x 10' 2" (3.45m x 3.10m)

Radiator and UPVC double glazed window to rear.

### Bedroom Four

8' 7" x 8' 3" (2.62m x 2.51m) excluding wardrobes.

Fitted with a range of wardrobes. Radiator and UPVC double glazed window to front.

### Family Bathroom

7' 9" x 7' 9" (2.36m x 2.36m)

Beautifully tiled and fitted with a white suite comprising; large bath with mixer taps and shower attachment, wall mounted hand wash basin with mixer taps and concealed cistern low level W.C. Heated towel rail and UPVC double glazed frosted window to front. Vinyl floor.

### Rear Garden

Fully enclosed by timber panel fencing. Predominantly laid to lawn area with two laid to porcelain patio areas. Raised stone beds. Side access to front garden.

### Front Garden

Fully enclosed by brick wall with gated access to Tarmac driveway at the front providing parking for three vehicles. The private, Westerly facing frontage is predominantly laid to lawn and decking with paved pathway and porcelain patio. Outside sockets. Pedestrian door to double garage.

### Double Garage

Up and over electric door to front. Pedestrian door to rear. Lighting and power connected.

### Tenure & Council Tax Band

Tenure: Freehold

Council Tax Band: E

