

£455,000
Freehold



HUNTER
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YOUR PROPERTY EXPERTS

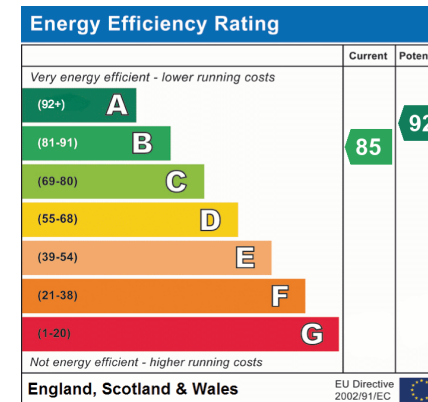


Features

- No Onward Chain
- Built In 2018 To An Exacting Standard & Unique Design
- Deceptively Spacious, Contemporary & Flexible Accommodation
- Lounge/Dining Room, Kitchen/Breakfast Room, Utility Room & Cloakroom
- Engineered Oak Flooring and Oak Finished Door Throughout
- Feature Staircase & 3 Stunning Bathrooms
- Programmable Lighting & Internet Points On Each Floor
- Arranged Over 3 Floors With A Guest Suite Occupying The Entire 2nd Floor

Summary of Property

Built in 2018 to an exacting standard and high specification, this unique and spacious home needs to be viewed to be truly appreciated. Located towards the Western edge, within easy reach of local shops and public transport links, the property occupies a desirable position with an unrestricted feel. Offered for sale with no onward chain, this immaculate home offers space and contemporary styling throughout. Arranged over three floors, the flexible accommodation briefly comprises; Reception Hall, Cloakroom, Utility Room, Kitchen/Breakfast Room and Lounge/Dining Room to the first floor. Principle Suite with Dressing Area and En Suite Shower Room, two double Bedrooms and Family Shower Room to the first floor, whilst the top floor offers an extensive, dual aspect room with En Suite Shower Room. Outside, an enclosed South facing garden to the rear and a paved driveway with parking for three vehicles to the front.



Room Descriptions

Reception Hall

The warm and spacious welcome to this immaculate home is entered via a composite glazed door. A contemporary wooden staircase with metal balustrade and handrail lead to first floor accommodation with storage cupboard below and radiator. The flooring is a combination of tiles and engineered Oak flooring with Oak finished internal doors to; Utility Room and Open Plan Living Room.

Utility Room

8' 0" x 7' 6" (2.44m x 2.29m) max

Fitted with a range of wall and base units with square edge work surfaces and upstands over. Inset one and a half bowl ceramic sink and drainer with mixer tap. Spaces for washing machine and tumble dryer. Oak finished door to cupboard housing 'Worcester' combi boiler and large expansion tank. Tiled floor and UPVC double glazed window to front.

Cloakroom

Fitted with a white suite comprising; vanity unit with inset basin and a concealed cistern low level W.C. Tiled floor, heated towel rail and UPVC double glazed window to side.

Open Plan Living/Dining Room

22' 1" x 12' 0" (6.73m x 3.66m)

This room benefits a lot of natural light from the two UPVC double windows to side and rear as well as UPVC double glazed patio doors that open on to the rear garden. Radiator and engineered Oak flooring. Double Oak finished doors to Kitchen/Breakfast Room.

Kitchen/Breakfast Room

16' 0" x 10' 8" (4.88m x 3.25m)

Fitted with a range of wall and base units with square edge work surfaces and upstands over. Breakfast bar and stools. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Built in 'Rangemaster' electric range cooker with extractor over. Integral and American style fridge/freezer. Radiator and tiled floor. UPVC double glazed window to front.

First Floor Landing

UPVC double glazed door to side. Useful cupboard. Engineered Oak flooring. Oak finished doors to all Bedrooms and Family Shower Room. Stairs rising to second floor accommodation.

Principal Suite

12' 2" x 10' 2" (3.71m x 3.10m)

Dual aspect with UPVC double glazed windows to side and rear. Radiator and engineered Oak flooring. Oak finished door to En Suite Shower Room.

Dressing Area

9' 2" x 2' 7" (2.79m x 0.79m)

Fitted with comprehensive range of wardrobes. Radiator. UPVC double glazed window to rear.

En Suite Shower Room

Fully tiled and fitted with a white suite comprising; shower unit with thermostatic rainfall shower, vanity unit with inset basin and concealed cistern low level W.C.. Heated towel rail, tiled floor and extractor.

Bedroom 2

12' 0" x 11' 2" (3.66m x 3.40m)

A range of fitted wardrobes. Radiator and engineered Oak flooring. UPVC double glazed window to front.

Bedroom 3

12' 0" x 10' 4" (3.66m x 3.15m)

A range of fitted wardrobes. Radiator and engineered Oak flooring. UPVC double glazed window to front.

Family Bathroom

Fully tiled and fitted with a white suite comprising; a large shower unit with thermostatic rainfall shower plus a range of vanity units with inset basin and concealed cistern low level W.C.. Heated towel rail, tiled floor and extractor.

Guest Suite

22' 6" x 19' 3" (6.86m x 5.87m)

A superb room with multiple functions. Dual aspect with UPVC obscured and plain glass windows to front and rear aspects. Radiator, engineered Oak flooring and eaves storage. Door to En Suite Shower Room.

En Suite Shower Room

Fully tiled and fitted with a white suite comprising; Shower unit with thermostatic rainfall shower plus a vanity unit with inset basin and a concealed cistern low level W.C. Heated towel rail, extractor and tiled floor.

Rear Gardens

Fully enclosed by timber panel fencing with gated access to front and rear. Predominantly laid to lawn edged with raised beds and a paved patio that extends across the back and to the side of the property. A large timber shed is ideal for storage. Outside sockets, lights and tap.

Frontage

The frontage is laid to slabs and provides off street parking for three vehicles.

Tenure & Council Tax Band

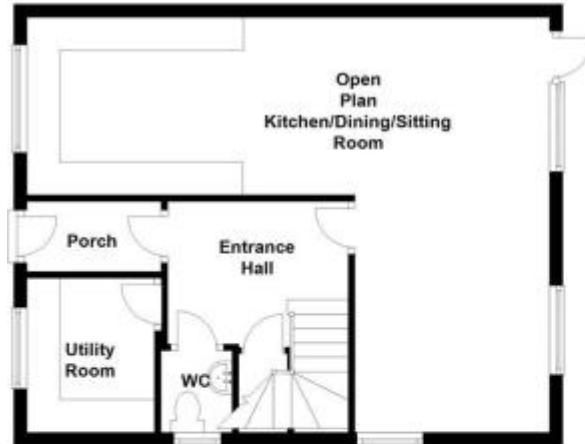
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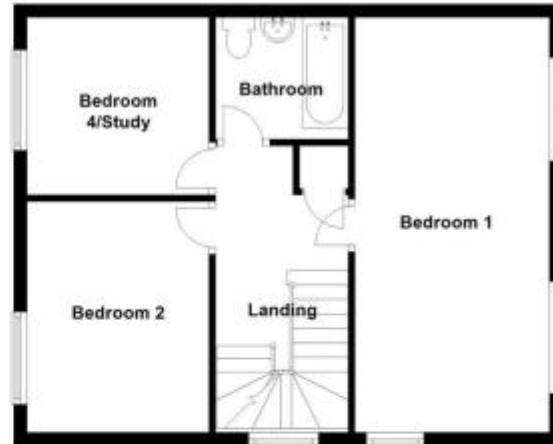


Floorplan

Ground Floor



First Floor



Second Floor

